



227 Brandy Carr Road
Kirkhamgate, Wakefield



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Kirkhamgate, Wakefield, WF2 0RE



A truly exceptional and immaculately presented family residence offering a high specification throughout.

Set within the prestigious and picturesque village of Kirkhamgate, this beautifully renovated three bedroom detached home offers exceptional quality and refined contemporary living, featuring luxurious finishes, spacious double bedrooms, high spec bathrooms and a stunning open plan kitchen and living space.

The heart of the home is the bespoke open plan kitchen/dining/living space, beautifully appointed with a handcrafted fitted kitchen, solid wood flooring and premium aluminium framed windows, allowing natural light to cascade throughout. The space seamlessly opens onto a rear patio, creating an indoor-outdoor living experience ideal for entertaining. The ground floor also features two double bedrooms, each with luxurious en suite facilities (one with a dedicated dressing area and direct garden access), as well as a stylish utility room and guest w.c. The first floor reveals a tranquil sitting area, perfect for a home office or reading nook, alongside the principal bedroom complete with fitted wardrobes, additional eaves storage, and access to a beautifully designed main shower room.

Occupying a generous plot, the property is approached via electric gates opening to an expansive block paved driveway, providing ample off street parking and leading to a detached garage with an electric roller door, power, and lighting, plus a separate outdoor w.c. The landscaped front gardens are elegantly arranged with paved seating areas, raised flowerbeds and mature planting. While the rear garden offers a beautifully maintained lawn, contemporary paved patio, and allotment and greenhouse space, all enclosed by a combination of fencing, hedging, and stone walling, enjoying picturesque rural views across open countryside.

Perfectly situated, Kirkhamgate offers a peaceful semi rural lifestyle while remaining within easy reach of excellent local amenities, well regarded schools, and transport links. Wakefield and Leeds city centres are both easily accessible, offering a wider range of shopping, dining, and cultural attractions, with direct rail connections to major cities such as Manchester and London. The M1 motorway network is also just moments away, providing superb connectivity for commuters.

This outstanding home represents the finest in modern living within a truly desirable location, a property that must be seen to be fully appreciated. An early viewing is highly recommended to avoid disappointment.





ACCOMMODATION

ENTRANCE HALL

Entered via a set of black aluminium double doors with partial frosting, opening into a bright and spacious hallway with anthracite column central heating radiator, decorative wall panelling, understairs storage and spotlighting to the ceiling. Stairs to the first floor landing and internal doors provide access to two bedrooms, downstairs w.c., utility room and an opening to the open plan living/kitchen/dining room.

BEDROOM TWO

A further set of black aluminium double glazed doors leading directly to the rear garden, spotlighting to the ceiling and an anthracite column central heating radiator. An opening leads through to the dressing area.

DRESSING AREA

A black aluminium double glazed side window with built in shutters, spotlighting to the ceiling and a range of bespoke fitted wardrobes and storage units. A door provides access to the en suite bathroom.

EN SUITE BATHROOM/W.C.

Fitted with a Lusso low flush w.c. inset ceramic wash basin built into a storage unit with quartz work surface, separate freestanding Japanese soaking Lusso bath with mixer tap and shower head attachment and a ladder style radiator. Features include gold hardware, Lapidica tiles, spotlighting, extractor fan and a black aluminium double glazed window with built-in shutters to the front elevation.

BEDROOM THREE

A beautifully designed bedroom with bespoke fitted wardrobes featuring LED lighting, an anthracite column radiator, black aluminium double glazed window with built in shutters, and spotlighting. A door leads through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

Comprises a Lusso low flush w.c., Lusso wash basin with mixer tap, and a glass enclosed shower cubicle with Matki-style overhead shower and handheld attachment. Finished with Lapidica tiling, spotlighting, extractor fan, and black aluminium double glazed window with built in shutters.

UTILITY ROOM

Fitted with a range of wall and base units with quartz work surface and matching splashback, inset stainless steel sink with mixer tap, and space/plumbing for a washing machine and tumble dryer. An anthracite column radiator, spotlighting, and a rear facing aluminium double glazed window.

W.C.

A Lusso low flush w.c., wall mounted wash basin with mixer tap, anthracite radiator and half tiled walls with Lapidica tiling. Finished with spotlighting and a black aluminium double glazed rear window.





OPEN PLAN LIVING/KITCHEN/DINING ROOM

A stunning, light filled open plan space featuring dual aspect black aluminium windows to the front and rear, plus double doors leading to the rear patio area. The kitchen is a bespoke Chapel Kitchen design with wall, base, and larder units, quartz work surfaces and a matching breakfast bar. Appliances include an integrated Fisher & Paykel drawer dishwasher, integrated microwave, space for a cooker and space for an American style fridge freezer. Additional features include fluted glass base units with LED strip lighting, quartz backsplash, and extractor hood above the cooking area. The living area enjoys a vaulted ceiling, three anthracite column radiators and built in shutters to all windows. The entire ground floor (excluding en-suites) is finished with solid wood flooring.

FIRST FLOOR SITTING AREA

A spacious and bright sitting area with three Velux skylights, spotlighting, two anthracite column radiators and access to storage. Doors lead to the principal bedroom and main house shower room.

PRINCIPAL BEDROOM

An elegant principal suite with three black aluminium double glazed rear windows complete with shutters, anthracite radiator, spotlighting and a range of bespoke fitted wardrobes.

EN SUITE SHOWER ROOM/W.C.

Comprises a Lusso low flush w.c., carved marble wash basin with mixer tap, and a double shower cubicle with Matki-style overhead shower and glass screen. Finished with partial Lapidia tiling, Velux skylights, spotlighting, extractor fan, storage access and an anthracite radiator.

OUTSIDE

The property is approached via a block paved driveway with electric gated access, leading to an expansive driveway offering ample off street parking for multiple vehicles. The front garden features raised planters, mature shrubs, flower beds, and a paved patio area perfect for outdoor dining. Fully enclosed with walls, timber fencing, and hedging. To the rear is a generously sized lawned garden with planted borders, mature shrubs and two tiered patio areas ideal for entertaining. The garden enjoys long reaching rural views, is fully enclosed by timber and iron fencing, and provides space for a greenhouse and allotment area.

GARAGE

A larger than average detached single garage with vaulted ceiling, black aluminium double glazed rear window and an electric roll up door. Includes base units with quartz work surface, inset stainless steel 1.5 sink with mixer tap, space for an under counter fridge/freezer and access to the outdoor w.c. [0.91m x 1.53m] The garage benefits from power and lighting throughout.

COUNCIL TAX BAND

The council tax band for this property is TBC.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

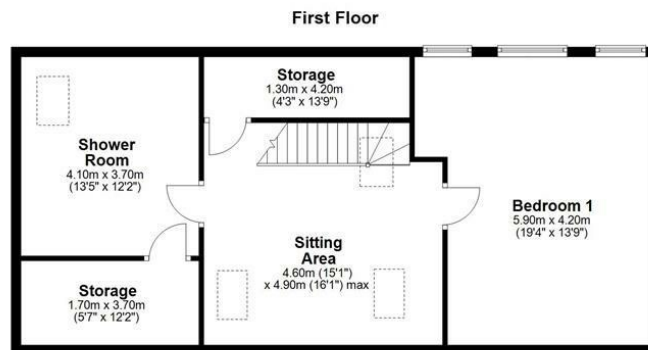
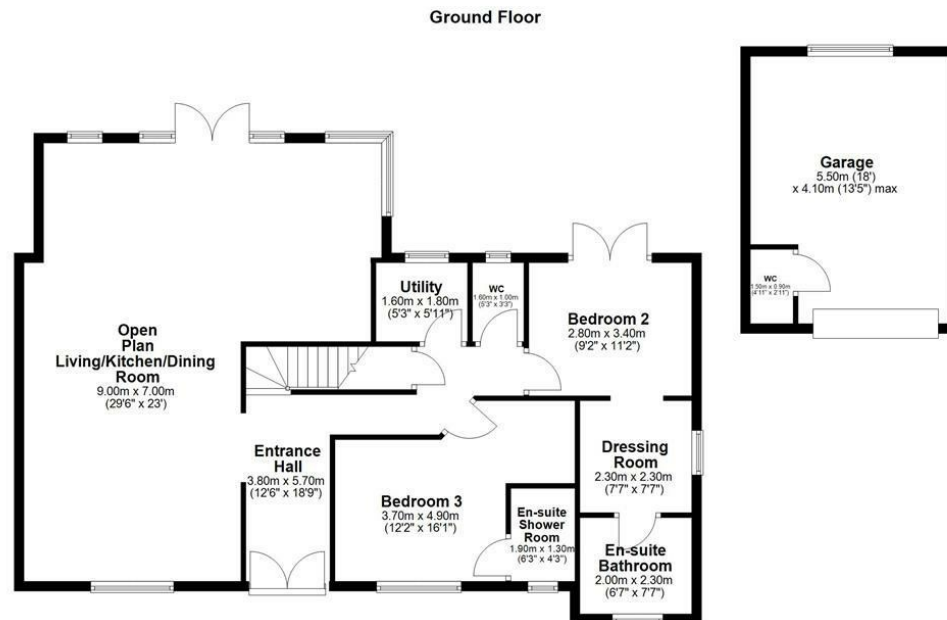
VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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OTHER INFORMATION

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MORTGAGES

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and Normanton office 01924 899870.

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*your home may be repossessed if you do not keep up repayments on your mortgage

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