

property details **approval form**

230 Brandy Carr Road, Kirkhamgate, Wakefield, West Yorkshire, WF2 0RE

Date: 05 March 2026

Property Ref and Version: WAK126899 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£280,000

Tenure: Freehold

>> **key features**

- > Two double bedrooms
- > Outstanding Views
- > Large Garden
- > Off street parking
- > Detached garage
- > Sought after location
- > No onward chain
- > EPC Rating: D

>> **short description**

Situated in the sought after location on Brandy Carr Road is this excellent Two Bedroom Semi Detached property offering countryside views. Offered for sale with No Onward Chain!

>> **long description**

The home comprises of; Kitchen diner, good sized reception room and conservatory at the rear. To the first floor, two double bedrooms, and the house bathroom. The interior of this property is finished to a great standard, and decorated with light neutral colours allowing a flood of natural light to carry throughout. This property also includes recent external insulation and rendering! Externally, this home offers off street parking, a detached garage, larger than average landscaped garden, summer house with electricity and unbeatable views.

Included in this garden, is a patio area for indoor/outdoor living, lawned area, patio space. All overlooking some beautiful views, in the comfort of your own enclosed garden space. If this is the kind of property you are looking for, an early viewing is highly recommended to avoid any sort of disappointment! Enquire today!

>> **directions**

Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED
T 01924 381381 E Wakefield@williamhbrown.co.uk

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>> **Agent Note**

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>> **room description**

Entrance

Living Room

15' 9" max x 13' 6" max (4.80m max x 4.11m max)

Kitchen

14' 9" max x 14' max (4.50m max x 4.27m max)

First Floor Landing

Bedroom One

11' 6" max x 10' 9" max (3.51m max x 3.28m max)

Bedroom Two

9' 7" max x 11' 6" max (2.92m max x 3.51m max)

Bathroom

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>> **room description**

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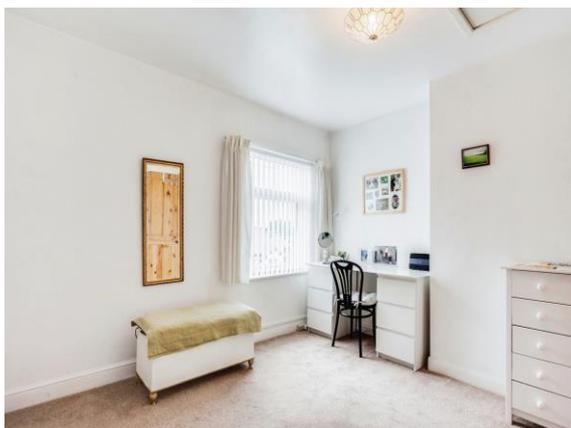
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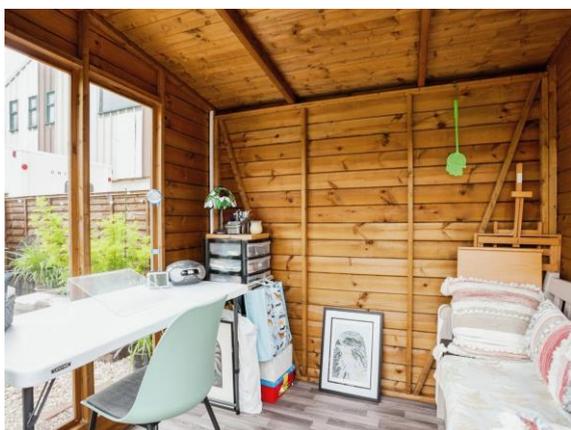
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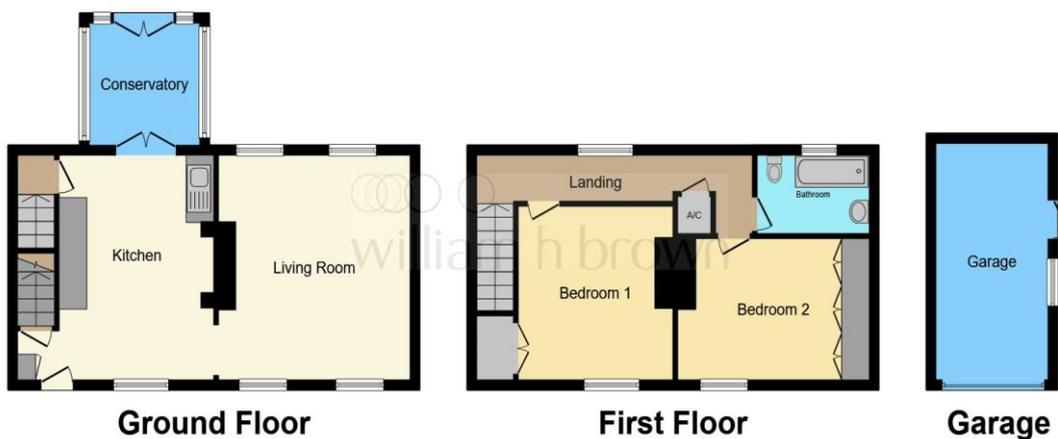
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature

Date

	Signature	Date
Imogen Smithson		
Ms S. Faulkner		

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