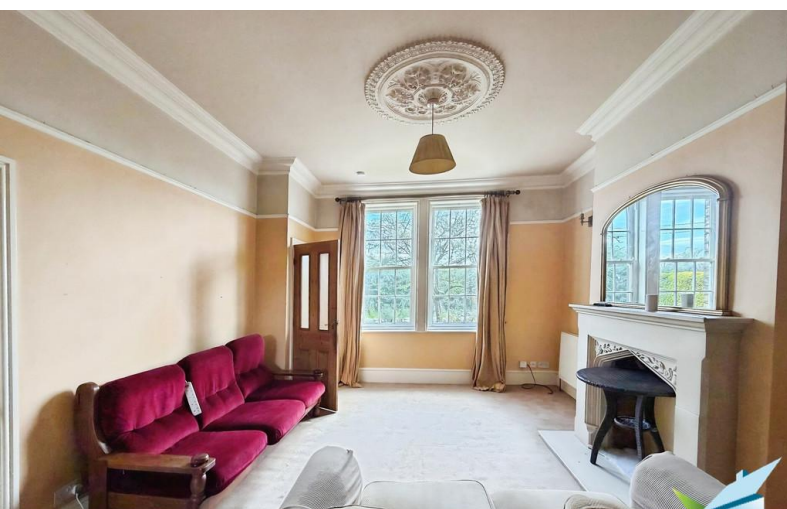


SOLD STC



Brandy Carr Road, Kirkhamgate

3 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £225,000



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3 Bedrooms, 1 Bathroom

Offers In Excess Of £225,000

- THREE BED MID STONE TERRACE
- MUCH SOUGHT AFTER LOCATION
- FAR REACHING RURAL VIEWS TO FRONT AND REAR
- SEMI RURAL LOCATION
- GAS CENTRAL HEATING

Martin & Co Wakefield are delighted to bring to the sales market this charming three-bedroom, mid-terrace stone-built property, situated in the highly desirable and sought-after village of Kirkhamgate.

Offering generous and characterful accommodation throughout, this attractive home retains a wealth of original features and enjoys far-reaching views to both the front and rear elevations. Externally, the property benefits from gardens to the front and rear, and a useful brick-built outbuilding that has shared use.

The property offers excellent potential for a purchaser to modernise and enhance to their own taste, with the asking price reflecting the level of renovation and redecoration required.

Properties in this sought-after location rarely remain on the market for long, and early viewing is highly recommended to fully appreciate the potential and avoid disappointment.

ENTRANCE LOBBY A timber front entrance door with an obscure double-glazed fanlight above opens into the entrance lobby. A door provides access to the lounge/dining room, while a staircase rises to the first-floor accommodation.

LOUNGE/DINER 22' 5" x 16' 3" to widest point (6.83m x 4.95m) A spacious and characterful reception room positioned to the front of the property, featuring an open recess to the chimney breast with an attractive feature fireplace surround. The room retains a wealth of period charm, including high ceilings, decorative coving, picture rails and two ceiling roses. Two PVCu double-glazed sash windows to the front elevation provide an abundance of natural light, while two central heating radiators ensure comfort throughout. The dining area offers ample space for a large dining table and chairs, making it ideal for both family living and entertaining. Internal doors lead to the kitchen, entrance lobby and basement room.





KITCHEN 16' 1" x 7' 6" (4.9m x 2.29m) Positioned to the rear of the property, the kitchen offers excellent potential for refurbishment and modernisation. The current layout comprises a range of fitted wall and base units with drawers, complemented by tiled work surfaces and matching splashbacks. Incorporated within the units is a one-and-a-half bowl stainless steel sink with single drainer and mixer tap, together with a built-in oven and grill and a four-ring gas hob. There is plumbing and space for both a washing machine and dishwasher, along with space for a tall-style fridge/freezer. Additional features include a tiled floor, central heating radiator, wall-mounted gas central heating boiler, and a meter cupboard. A PVCu double-glazed sash window overlooks the rear, while a timber and glazed door provides access to the rear of the property.

BASEMENT ROOM 14' 6" x 11' 6" (4.42m x 3.51m) A useful and versatile basement room benefiting from two PVCu double-glazed windows, a central heating

radiator, power and lighting, and a useful understairs storage cupboard. Offering excellent flexibility, the space is suitable for a variety of uses, subject to the purchaser's requirements.

FIRST FLOOR LANDING The first-floor landing provides access to two bedrooms and the house bathroom. A turned staircase rises to the second-floor loft room, creating a practical layout across all three levels.

BEDROOM ONE 15' 1" x 11' 11" (4.6m x 3.63m) A generously proportioned double bedroom positioned to the front of the property, enjoying far-reaching countryside views through two PVCu double-glazed sash windows. The room retains a wealth of character, featuring decorative coving, a picture rail and an attractive ceiling rose. A large recessed walk-in wardrobe with double doors provides excellent storage, while a central heating radiator completes the accommodation.



BEDROOM TWO 11' 8" x 9' 11"
(3.56m x 3.02m) Bedroom Two features a central heating radiator, an ornate fireplace surround, and a PVCu double-glazed sash window. Additional character is provided by picture rails, a decorative ceiling rose, and original cornicing. An open understairs recess offers useful storage space. The room is positioned to the rear of the property

BATHROOM/WC 11' 2" x 5' 10"
(3.4m x 1.78m) The bathroom is fitted with a four-piece white suite comprising a fully tiled corner shower enclosure, panelled bath, vanity wash hand basin with built-in low-level storage, and a low-flush WC with concealed cistern. Additional features include a tiled floor, part-tiled walls, a chrome ladder-style heated towel rail, coving, recessed ceiling spotlights, and a PVCu double-glazed obscure sash window. The bathroom is positioned to the rear of the property.

2ND FLOOR LOFT ROOM 18' 7" x 15' 0" with restricted head height(5.66m x 4.57m) The loft room is fitted with two central heating radiators and two skylight windows. The skylight windows require remedial repair works, which should be taken into consideration by prospective purchasers.

OUTSIDE To the front of the property is a small enclosed garden. A shared access driveway extends to the rear, in front of a brick-built outbuilding with a pitched slate roof and integral bin store with shared use. Beyond the outbuilding is a rear garden, featuring lawned, paved, and pebble areas, complemented by a variety of mature plants, shrubs, and trees. The garden also enjoys far-reaching views across the surrounding countryside.

ADDITIONAL INFORMATION There is a sump pump located in the basement which has been serviced on an annual basis, the last service being February 2026. The vendor informs us the detached brick built outbuilding to the rear is owned by



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