



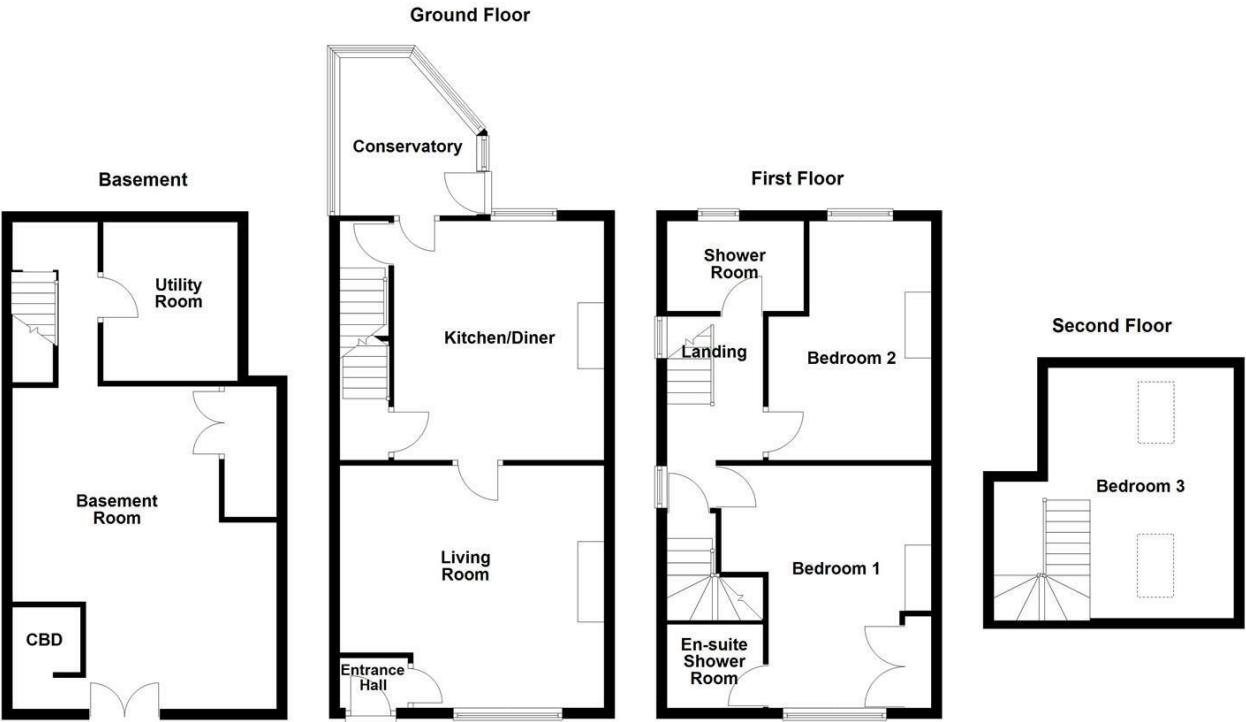
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

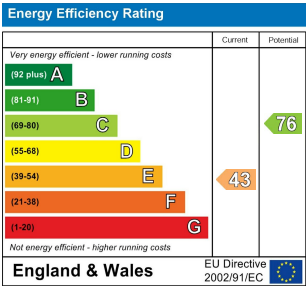


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

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



**FREE MARKET APPRAISAL**  
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



## 211 Brandy Carr Road, Kirkhamgate, Wakefield, WF2 0RF

### For Sale Freehold £265,000

A superb opportunity to purchase this three bedroom end terrace property enjoying spacious living accommodation spread over four levels benefitting from off road parking with garage and attractive rear gardens.

The ground floor of the property comprises an entrance hall which leads into a spacious living room, kitchen/diner with central island leading to the conservatory. The basement offers a utility room and a good size flexible living space. Off the first floor are two double bedrooms both with cast iron fireplaces and offering pleasant countryside views bedroom one benefitting from a fitted wardrobe and en suite shower room. There is a further modern shower room on this floor. The second floor has the benefit of a converted attic room which could be used as a third bedroom. Outside to the front is a attractive garden with steps down to the french doors accessing the basement room. To the rear there is off street parking with a single detached garage. A Yorkshire stone paved seating area runs under a timber pergola with doors to two outbuildings and access to the attractive lawned garden at the rear.

Situated in a prime location of Kirkhamgate, which has fantastic transport routes including the motorway to Leeds, Sheffield and further afield. Within easy reach of local good schools and amenities, as well as supermarkets and bus routes. Outwood train station is also easily accessible, perfect for the commuter wishing to work or travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door with further door into the living room.

### LIVING ROOM

15'1" [max] x 11'8" [min] 16'5" [4.6m [max] x 3.58m [min] 5.01m]  
Detailed ceiling rose, ornate coving to the ceiling, picture rail, UPVC double glazed sash windows overlooking the front aspect, central heating radiator and open fire grate with tiled hearth and solid wooden mantle. Door providing access to the entrance hall.



### KITCHEN/DINER

14'11" x 13'0" [4.56m x 3.97m]  
Range of wall and base units with laminate work surface over, central island with tiled work surface over, belfast ceramic sink with mixer tap, space and plumbing for a dishwasher, Range cooker with five ring gas burner, electric griddle pit and cooker hood. Space for a

fridge/freezer, dado rail, central heating radiator and door providing to the living room. Further doors with stairs to the lower ground floor and a staircase to the first floor landing.

### CONSERVATORY

9'1" [max] x 4'9" [min] x 9'10" [2.77m [max] x 1.47m [min] x 3.0m]  
UPVC double glazed rear door, UPVC double glazed windows on three sides, central heating radiator, laminate flooring and door leading into the kitchen/diner.

### BASEMENT ROOM

20'1" x 9'0" [min] x 15'3" [max] [6.14m x 2.75m [min] x 4.66m [max]]  
Inset spotlights, a set of UPVC double glazed french doors to the front aspect, two central heating radiators, door to the utility room and an opening into a store cupboard.

### UTILITY ROOM

8'2" x 8'6" [2.51m x 2.60m]  
Range of base units with stainless steel sink and drainer, space and plumbing for a washing machine, inset spotlights, fixed shelving and central heating radiator.

### FIRST FLOOR LANDING

UPVC double glazed sash windows overlooking the side elevation, central heating radiator and doors to two bedrooms and shower room. Staircase to bedroom three.

### BEDROOM ONE

13'1" [max] x 8'11" [min] x 15'0" [4.01m [max] x 2.73m [min] x 4.58m]  
UPVC double glazed sash windows overlooking the front elevation, central heating radiator, decorative fireplace with tiled hearth and solid wooden floor. Door to the en suite shower room and double doors to a built in wardrobe.



### EN-SUITE SHOWER ROOM

6'1" x 5'2" [1.86m x 1.59m]  
Three piece suite comprising low flush w.c., wash basin with tiled splash back and corner shower cubicle with electric shower. Central heating radiator, solid wooden floor and pitch sloping ceiling with exposed beam.



### BEDROOM TWO

14'11" x 10'1" [max] x 7'4" [min] [4.57m x 3.08m [max] x 2.26m [min]]  
UPVC double glazed sash window overlooking the rear elevation, decorative Victorian fire surround and central heating radiator.



### SHOWER ROOM/W.C.

5'8" x 8'9" [1.73m x 2.67m]  
Three piece suite comprising larger than average wash basin with swan neck mixer tap, low flush w.c. and shower cubicle with electric shower. Chrome ladder style radiator, UPVC double glazed frosted window overlooking the rear elevation and extractor fan.



### BEDROOM THREE

15'7" x 11'8" [4.76m x 3.56m]  
Two velux timber double glazed windows with built in blinds, pitch sloping ceiling with exposed beams, central heating radiator and small cupboard doors providing access into the eaves.

### OUTSIDE

To the front of the property a cast iron gate provides access to the attractive front garden with pathway leading to the entrance door with steps leading down to the basement room. To the rear is a block paved driveway providing off road parking with a single detached garage. There is a Yorkshire stone paved seating area under a timber pergola with two timber doors providing access to two outhouses with outside toilet. The pathway leads to an attractive lawned garden with block paved patio area, perfect for entertaining and dining purposes, surrounded by walls and timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.