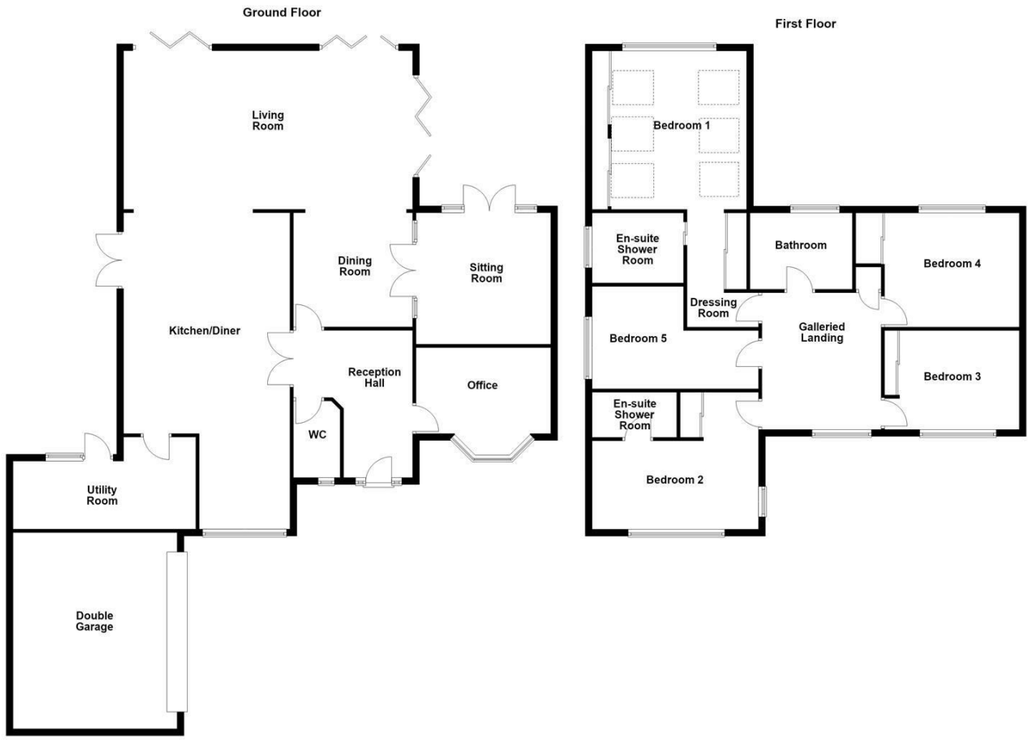
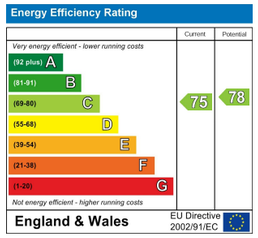




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



231A Brandy Carr Road, Kirkhamgate, WF2 0RE

For Sale Freehold £1,250,000

Nestled within the highly sought after semi rural setting of Kirkhamgate is this magnificent five bedroom detached executive residence, offering luxurious and spacious accommodation throughout. Set within substantial landscaped grounds with stunning countryside views, the property boasts impressive reception rooms, beautifully appointed interiors, exceptional outdoor entertaining spaces and an integral double garage.

Approached through electrically operated double gates, an extensive block paved driveway provides ample off road parking and leads to the integral double garage. An impressive reception hallway provides access to a dedicated home office, formal dining room, guest WC and a stunning kitchen breakfast room featuring granite work surfaces, a central island and integrated appliances, complemented by a separate utility room. The magnificent extended living room is a particular highlight, featuring a striking roof lantern, Portuguese limestone fireplace and bi-folding doors to three elevations opening onto the gardens. A separate sitting room provides additional reception space. An elegant solid oak staircase with glass balustrading leads to the galleried landing, five generous double bedrooms and a luxurious four piece family bathroom. The principal bedroom enjoys countryside views, a dressing area, extensive fitted wardrobes and a bespoke four piece en suite, while bedroom two also benefits from en suite facilities.

Externally, the beautifully landscaped gardens provide an exceptional setting for entertaining and relaxation. An expansive wraparound composite terrace with glass balustrading overlooks the substantial lawned garden, while a further decked seating area with timber pergola creates an inviting outdoor retreat. Established planting, decorative rose arches, railway sleeper borders and raised planters enhance the grounds, complemented by a gravelled seating area, greenhouse and timber summer house. The gardens enjoy an attractive open aspect across neighbouring fields, creating a wonderful sense of space and tranquillity.

Situated within the highly regarded semi rural area of Kirkhamgate, the property enjoys the perfect balance of peaceful countryside surroundings and convenient access to everyday amenities. A selection of local schools and facilities can be found nearby, while regular bus services provide connections into Wakefield city centre. The M1 and M62 motorway networks are also readily accessible, offering excellent connections towards Leeds and the wider region.

Combining luxurious accommodation, outstanding entertaining spaces and magnificent gardens, this exceptional family home truly deserves an internal viewing to fully appreciate the quality, scale and individuality on offer.



ACCOMMODATION

RECEPTION HALL
Composite front entrance door with two UPVC double glazed side panels leading into the impressive reception hall. Central heating radiator and solid oak staircase with glass balustrade leading to the galleried first floor landing. Solid oak doors with chrome handles provide access to the office, downstairs W.C. and dining room, with glazed inserts to the office and dining room doors. Ornate coving to the ceiling and a further set of solid oak double doors with glazed inserts and chrome handles opening into the open plan kitchen diner.

OFFICE
12'11" x 11'10" [3.96m x 3.62m]
Walk-in bay window incorporating UPVC double glazed windows overlooking the front aspect. Central heating radiator with decorative cover, engineered wood flooring and coving to the ceiling. Range of high gloss wall mounted storage units.

W.C.
7'3" x 4'4" [2.22m x 1.34m]
Fitted with a two piece suite comprising low flush W.C. and wash basin with chrome mixer tap set over high gloss vanity drawers. Tiled splashback, extractor fan to the ceiling, central heating radiator with decorative cover and frosted UPVC double glazed window overlooking the front aspect.

OPEN PLAN KITCHEN/DINER
30'5" x 16'2" [9.29m x 4.94m]
A substantial open plan kitchen dining space fitted with a range of high gloss wall and base units with granite work surfaces over. Central island with granite work surface, five ring AEG induction hob and two pop-up power points. Large breakfast bar providing seating for six. Twin integrated AEG combination ovens with integrated AEG microwave above, integrated full height fridge, integrated full height freezer and integrated full size AEG dishwasher. Stainless steel sink with swan neck mixer tap and drainer grooves set into the work surface. Inset spotlights to the ceiling and three low hanging pendant lights over the breakfast bar. UPVC double glazed window overlooking the front aspect and UPVC double glazed French doors opening onto the composite decked patio to the side. Two contemporary dark grey wall mounted radiators, feature archway opening into the living room and solid oak glazed door providing access to the utility room.

LIVING ROOM
27'7" x 15'3" [8.43m x 4.65m]
Karndean flooring and three sets of UPVC double glazed bi-folding doors, with two opening to the rear composite decked patio and one opening to the side. Large self-cleaning tinted glazed lantern roof flooding the room with natural light. Built-in speaker system and inset spotlights to the ceiling. Feature gas fire with Portuguese limestone hearth and substantial matching limestone mantle.



DINING ROOM
11'5" x 10'7" [3.49m x 3.25m]
Coving to the ceiling, central heating radiator with decorative cover and Karndean flooring. Solid oak French doors with chrome handles and glazed inserts, together with glazed side panels, providing access into the sitting room.

SITTING ROOM
13'1" x 12'4" [3.99m x 3.78m]
UPVC double glazed French doors with glazed side panels opening onto the side composite patio. Coving to the ceiling, central heating radiator, Karndean flooring and built-in high gloss storage units to one wall.

UTILITY ROOM
17'8" x 8'6" [5.40m x 2.60m]
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Integrated full size wine cooler, space for a large freestanding fridge freezer and kickboard heater. UPVC double glazed door opening onto the composite decked patio with adjoining UPVC double glazed window overlooking the same aspect. Loft access and inset spotlights to the ceiling. Solid timber fire door providing internal access into the integral double garage.

FIRST FLOOR GALLERIED LANDING
Impressive galleried landing with glass balustrade and solid oak finishes. UPVC double glazed window overlooking the front elevation and contemporary radiator with decorative cover. Doors provide access to five bedrooms, the house bathroom and the airing cupboard.

PRINCIPAL BEDROOM
15'2" x 14'11" [4.64m x 4.55m]
Timber framed double glazed Velux windows with integrated blinds, arranged across the pitched ceiling. Exposed timber beams and a further UPVC double glazed window overlooking the rear elevation. Two fitted double wardrobes to one wall providing generous storage and two contemporary light grey radiators.



PRINCIPAL BEDROOM DRESSING ROOM
10'10" x 6'10" [3.31m x 2.09m]
Fitted double wardrobe with mirrored sliding doors, central heating radiator and inset spotlights to the ceiling. Glazed sliding door providing access into the en suite shower room and feature archway opening into the principal bedroom.

PRINCIPAL BEDROOM EN SUITE SHOWER ROOM/W.C.
9'0" x 6'9" [2.75m x 2.08m]
Fitted with a luxurious four piece suite comprising his and hers wash basins with chrome swan neck mixer taps set over high gloss vanity drawers, low flush W.C. and larger than average shower enclosure with fixed glazed screen. Mixer shower with rainfall shower head and separate handheld shower attachment. Fully tiled walls and flooring, chrome ladder style heated towel radiator and large frosted UPVC double glazed window overlooking the side elevation. Large vanity mirror with integrated LED lighting, inset spotlights, built-in speaker system and extractor fan to the ceiling.



BEDROOM TWO
16'2" x 13'3" [4.95m x 4.04m]
Dual aspect with UPVC double glazed windows overlooking the front and side elevations. Fitted double wardrobe with mirrored sliding doors and central heating radiator with decorative cover. Door providing access into the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
8'1" x 4'3" [2.48m x 1.32m]
Fitted with a three piece suite comprising wash basin with chrome waterfall mixer tap set over vanity storage, concealed cistern low flush W.C. and larger than average shower enclosure with sliding glazed door and mixer shower. Tiled splashback, vanity mirror with integrated lighting, fully tiled shower enclosure and fully tiled flooring. Chrome ladder style heated towel radiator, inset spotlights and extractor fan to the ceiling.

BEDROOM THREE
13'2" x 9'8" [4.02m x 2.96m]
UPVC double glazed window overlooking the front elevation and central heating radiator with decorative cover. Fitted double wardrobe with mirrored sliding doors.

BEDROOM FOUR
13'1" x 10'10" [4.00m x 3.32m]
UPVC double glazed window overlooking the rear elevation and central heating radiator with decorative cover. Built-in double wardrobe with mirrored sliding doors.

BEDROOM FIVE
16'2" x 9'6" [4.95m x 2.91m]
UPVC double glazed window overlooking the side elevation and central heating radiator with decorative cover.

HOUSE BATHROOM/W.C.
9'10" x 7'3" [3.00m x 2.21m]
Finished to an impressive standard with fully tiled walls and flooring. Fitted with a four piece suite comprising larger than average shower enclosure with two fixed glazed screens, mixer shower with rainfall shower head and separate handheld shower attachment, freestanding double ended bath with floor mounted brass mixer tap and shower attachment, low flush W.C. and wash basin with brass mixer tap set over a laminate vanity unit. Vanity mirror with integrated LED lighting, black ladder style heated towel radiator, low hanging pendant light, inset spotlights and extractor fan to the ceiling. Frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
The property is approached through electric double cast iron gates opening onto a substantial block paved driveway providing ample off road parking for several vehicles leading to the double garage. A solid stone boundary wall with cast iron railings above encloses the frontage, with timber panel fencing to either side providing a high degree of privacy. A paved pathway runs along the right hand side of the property through a timber gate to the rear garden. A composite decked patio begins to the side of the property, passing the French doors from the kitchen diner and continuing around the rear of the house. The decked area features glazed balustrading, external lighting and power sockets, with composite steps leading down to a further decked seating area beneath a timber pergola. The decking continues around the living room towards the sitting room, with frosted glazed balustrading providing additional privacy to the neighbouring boundary. Beyond is a particularly generous lawned garden with planted borders to both sides. A large timber summer house with double doors and glazed windows sits within one corner, with a greenhouse positioned to the opposite side. There is also a pebbled seating area and attractive circular rose arches with four raised planters edged by substantial railway sleepers. Timber panel fencing encloses the garden, with further outside lighting positioned around the rear of the property.



INTEGRAL DOUBLE GARAGE
18'9" x 15'10" [5.74m x 4.83m]
Electric sectional garage door, power and lighting. Wall mounted condensing regular boiler and loft access.

COUNCIL TAX BAND
The council tax band for this property is G.

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.