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

The Coach House Brandy Carr Road, Wrenthorpe, Wakefield, WF2 0UG

For Sale Freehold Offers Over £500,000

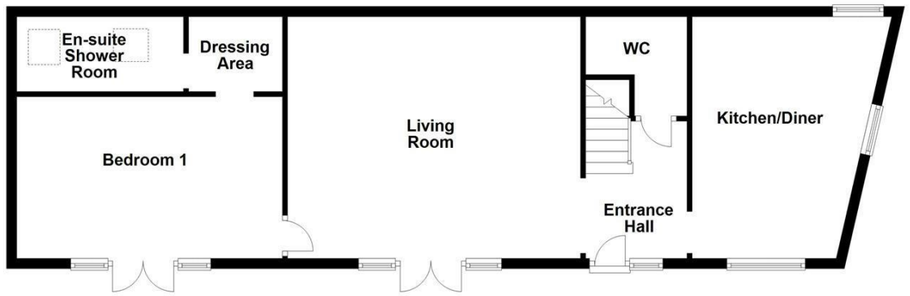
Enjoying a tucked away position within this exclusive conversion development, simply a stunning former coach house having been meticulously renovated to a high specification throughout.

This individual home offers bright and airy contemporary style accommodation which briefly comprises impressive entrance hall, stunning bespoke kitchen/diner with integrated appliances, guest w.c. and a spacious living room with feature fireplace and arched windows incorporating French doors to the patio. The main bedroom also has arched windows incorporating French doors leading outside as well as built-in wardrobes, dressing area and a contemporary en suite shower room/w.c. The first floor landing leads to the second double bedroom, also with built-in wardrobes and boasting a luxurious en suite bathroom/w.c. Outside, the property enjoys private and established gardens, ample off street parking and a double garage.

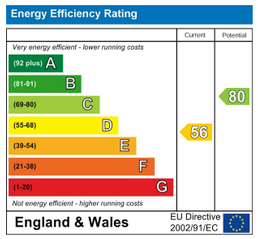
Situated in this prime location between Wrenthorpe and Kirkhamgate, surrounded by open countryside and walks yet convenient for excellent access to junction 41 of the M1 motorway and local amenities including shops, schools and bus routes.

Only by viewing can you fully appreciate the size, quality and location of this unique property and an early viewing is advised to avoid disappointment.

Ground Floor



First Floor



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.

ACCOMMODATION

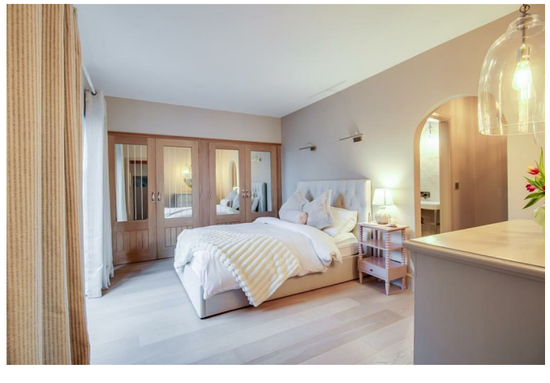
ENTRANCE HALL
15'10" x 7'1" (4.83m x 2.17m)
UPVC double glazed front entrance door and window, central heating radiator, wall lighting, engineered wood floor, staircase with balustrade and spindles to the first floor landing, solid oak door to the guest w.c. and open archways to the kitchen/diner and living room.

KITCHEN/DINER
15'9" x 12'9" (4.81m x 3.91m)
Enjoying a triple aspect with UPVC double glazed windows to the front, side and rear with fitted shutters. Fitted with a range of bespoke shaker style wall and base units by Neptune designed in a contemporary style with granite work surfaces and upstands. Ceramic double Belfast sink unit, integrated dishwasher, integrated washing machine, Range oven and hob with granite splash back and cooker hood over, Fisher & Paykel American-style fridge/freezer, wine rack shelving, wall lighting, spotlights, central heating radiator and engineered wood floor.

GUEST W.C.
7'0" x 5'4" (max) (2.14m x 1.63m (max))
Two piece suite comprising low flush w.c. and wash basin over a vanity unit. Central heating radiator, spotlights, part tiled walls, tiled floor and understairs cloaks/storage area.

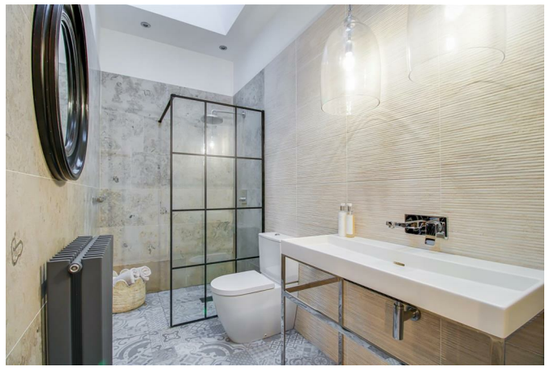
LIVING ROOM
18'8" x 15'5" (5.70m x 4.71m)
Large UPVC double glazed arched window to the front incorporating French doors to the patio. Wall lighting, feature exposed beams, engineered wood floor, two central heating radiators and a feature stone fireplace housing a multi fuel stove with hearth and surround. Steps up with a solid oak door to bedroom one.

BEDROOM ONE
14'11" x 10'3" (4.57m x 3.14m)
Large UPVC double glazed arched window to the front incorporating French doors to the patio. Engineered wood floor, central heating radiator and two built-in oak and mirrored double wardrobes. Open archway to the dressing area.



DRESSING AREA
4'9" x 3'6" (1.47m x 1.09m)
Fitted drawers and storage cupboards with shelving, tiled floor and loft access hatch. Door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM
10'3" x 4'9" (3.14m x 1.45m)
Contemporary three piece suite comprising walk-in shower with glass screen and rainfall shower, low flush w.c. and large ceramic wash basin. Tiled walls and floor, central heating radiator, spotlights and two double glazed remote-controlled Velux rooflight windows.

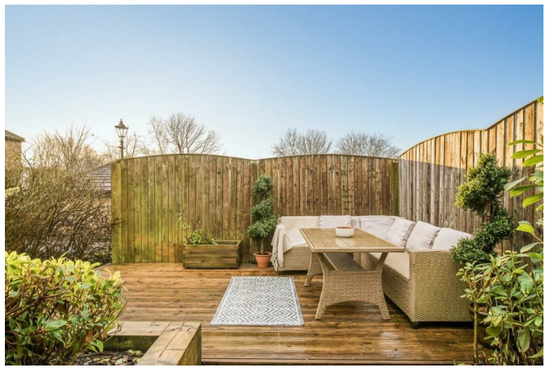


FIRST FLOOR LANDING
Loft access hatch with fitted folding wooden ladder. Wall lighting and solid oak door to bedroom two.

BEDROOM TWO
15'0" x 9'10" (4.58m x 3.01m)
Coving to the ceiling, central heating radiator, wall lighting, UPVC double glazed window to the front with fitted shutter, built-in oak and mirrored wardrobes and solid oak door to the en suite bathroom/w.c.

EN SUITE BATHROOM
11'3" x 5'6" (3.44m x 1.69m)
Luxurious three piece suite comprising large double-ended bath, low flush w.c. and large double wash basin. Feature panelled effect tiled walls, tiled floor, central heating radiator, spotlights and UPVC double glazed frosted window to the rear with fitted shutters.

OUTSIDE
Immediately to the front of the property accessed from the French doors are stone patios with fenced surround, outside lighting, outside tap and power points. A sweeping tarmacadam driveway provides ample off street parking leading to the detached double garage with twin electric doors, power and lighting. The garaging has been adapted and is currently used as a leisure annex adjacent to the garden. Across the driveway is a further garden ideal for entertaining and relaxing, enjoying a good degree of privacy with a decked seating areas, raised railway sleeper beds and a range of established plants, trees and shrubs.



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

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.

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

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