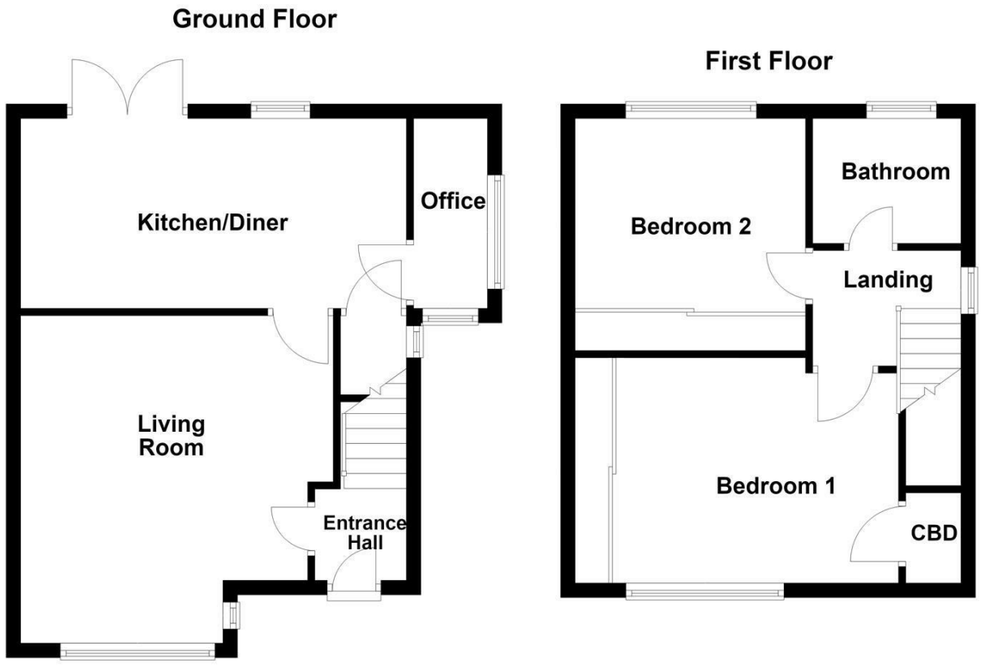
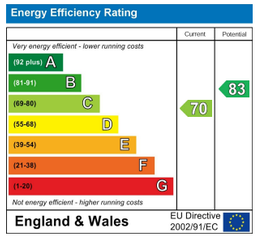




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



9 Brandy Carr Road, Kirkhamgate, Wakefield, WF2 0RS

For Sale Freehold £220,000

A superb opportunity to purchase this well presented two bedroom semi detached home, benefitting from off road parking, two double bedrooms, a useful home office and an attractive enclosed rear garden.

The accommodation is approached through an entrance hall with staircase to the first floor and access into the spacious living room, which enjoys a bay window to the front. A door leads through into the kitchen diner at the rear, fitted with a range of units and a range style cooker, with French doors opening directly onto the rear garden. Also accessed from the kitchen diner is a useful understairs storage cupboard and a separate home office. The office was previously utilised as a utility room and retains plumbing should a purchaser wish to revert it back to its former use. To the first floor are two double bedrooms, both benefitting from fitted wardrobes with mirrored sliding doors, together with a modern three piece house bathroom. Externally, to the front is a paved driveway providing off road parking together with an attractive lawned garden and planted borders. Gated side access leads through to the enclosed rear garden. The rear garden offers excellent space for outdoor dining and entertaining, with an elevated timber decked terrace, Indian stone paved patio, lawn, planted borders and a low maintenance woodchip play area positioned towards the rear.

The property is situated in the heart of Kirkhamgate, within easy reach of local amenities and schools, with regular bus services providing access towards Wakefield city centre. The M1 and M62 motorway networks are also within convenient reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this quality home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Central heating radiator and staircase with handrail providing access to the first floor landing. Door leading through into the living room.

LIVING ROOM
15'7" x 13'3" (4.76 x 4.05)
Two UPVC double glazed windows overlooking the front aspect. Central heating radiator and coving to the ceiling. Door providing access into the kitchen diner.



KITCHEN DINER
16'7" x 8'9" (5.06m x 2.67m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. One and a half bowl stainless steel sink and drainer with swan neck mixer tap. Range style cooker with four ring ceramic hob, griddle plate and extractor hood above, with tiled splashback between. Space for a large freestanding fridge freezer. UPVC double glazed window overlooking the rear aspect and UPVC double glazed French doors opening onto the rear garden. Central heating radiator and laminate flooring. Two timber doors provide access into the understairs storage cupboard and office

UNDERSTAIRS STORAGE CUPBOARD
Useful storage cupboard with frosted UPVC double glazed window overlooking the side aspect. Coat hooks to the wall and laminate flooring.

OFFICE
9'7" x 3'4" (2.94m x 1.02m)
Currently utilised as a home office but previously used as a utility room, with plumbing still in place should a purchaser wish to reinstate this use. Laminate flooring, central heating radiator, power and lighting. Two frosted UPVC double glazed windows, one overlooking the side and one to the front.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation and loft access. Three doors provide access to two double bedrooms and the modern house bathroom.

BEDROOM ONE
11'1" x 10'3" (3.39m x 3.13m)
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling. Built-in single wardrobe together with a further double wardrobe with mirrored sliding doors.



BEDROOM TWO
9'7" x 8'11" (2.93m x 2.73m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling. Fitted double wardrobe with mirrored sliding doors, providing excellent storage



HOUSE BATHROOM
6'2" x 5'7" (1.88m x 1.71m)
Fitted with a modern three piece suite comprising P-shaped panelled bath with curved glazed shower screen, mixer tap, separate mixer shower with rainfall shower head and handheld attachment, concealed cistern low flush W.C. and wash basin with chrome mixer tap set within vanity storage. Fully tiled walls and flooring. Chrome ladder style heated towel radiator and frosted UPVC double glazed window overlooking the rear elevation.

OUTSIDE
To the front is a paved driveway providing off road parking with low maintenance pebbled edging. There is also an attractive lawned front garden with planted borders to three sides. A timber gate to the side provides access to a paved pathway, with a useful bin storage area and further timber gate leading into the rear garden. UPVC double glazed French doors from the kitchen diner open onto an elevated timber decked patio, ideal for outdoor dining and entertaining. External double power socket and outside lighting. Timber steps lead down to an Indian stone paved patio area, providing an additional seating space overlooking the lawned garden. A pebbled pathway runs alongside planted borders and leads through a timber gate to a low maintenance woodchip play area at the rear. External water connection. The garden is enclosed by timber panel fencing and mature privet hedging.



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

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.