



79 Brandy Carr Road

Kirkhamgate, Wakefield, WF2 0RJ

For Sale

£700,000

Holroyd Miller have pleasure in offering for sale this individually designed detached family home sold together with a detached Annex providing a one bed roomed self-contained flat above the double garage. Standing in a generous garden plot with open aspect to the rear adjoining fields, pleasantly tucked away in the heart of Kirkhamgate village north of Wakefield city centre with easy access to the motorway network for those travelling to either Leeds or Sheffield via J41/M1 together with excellent local schools. The spacious and well planned interior has both gas fired central heating with underfloor heating to the ground floor, UPVC double glazing and comprising; entrance reception hallway with open staircase, ground floor shower room and bedroom, living room with feature log burner and making the most of the views with double opening doors leading through to formal dining room with adjacent family room extension with French doors leading onto the patio, large kitchen diner with a range of high gloss units with integrated appliances, adjacent utility room. To the first floor, four double bedrooms, master bedroom having built in wardrobes, spacious ensuite bathroom with free standing bath and separate shower, house bathroom. Outside, the property is located off the "Nooking" with driveway providing ample off-street parking leading to detached single car garage and detached double garage with Flat above, the Annex briefly comprises; ground floor entrance hallway leading to first floor landing, open plan living room with fitted kitchen area, one bedroom and house bathroom with shower over bath, extensive mainly laid to lawn gardens makes the most of the open aspect together with paved patio seating areas. A truly enviable family home for those looking to accommodate dependant relatives or wish to have a second income. An internal inspection is essential.

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ENTRANCE PORCH

With double glazed entrance door, downlighting to the ceiling, leads to...

RECEPTION HALLWAY

With feature open staircase, built in storage cupboard, underfloor heating.

BEDROOM

13' 4" x 9' 6" (4.07m x 2.91m)

Having fitted wardrobes and drawer unit, laminate wood flooring, downlighting to the ceiling, double glazed window.

COMBINED SHOWER ROOM

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, large shower, tiling, electric shaver point, double glazed window, downlighting to the ceiling.

LIVING ROOM

22' 6" x 13' 3" (6.88m x 4.06m)

With double glazed window and double glazed French doors leading onto the rear garden making the most of the views, feature brick fire place with polished wood mantle with log burner set on hearth, double opening doors lead through to...

DINING ROOM

11' 8" x 12' 9" (3.56m x 3.91m)

With downlighting to the ceiling, double glazed window, under floor heating opening to...

FAMILY ROOM EXTENSION

10' 0" x 12' 1" (3.07m x 3.70m)

With oak flooring, two double glazed windows and French doors leading onto a patio area, downlighting to the ceiling, open aspect.

KITCHEN/DINER

9' 8" x 17' 8" (2.96m x 5.40m)

Fitted with a matching range of high gloss cream fronted wall and base units, contrasting granite worktop areas with under mounted stainless steel sink unit, single drainer with mixer tap unit, built in double oven and hob with extractor hood over, integrated dishwasher, oak flooring, downlighting to the ceiling, double glazed window, under floor heating.

UTILITY ROOM

8' 0" x 6' 8" (2.45m x 2.05m)

With fitted worktop, stainless steel sink unit, single drainer, plumbing for automatic washing machine, central heating boiler, a range of high gloss base units, double glazed rear entrance door.

STAIRS LEAD TO...

FIRST FLOOR LANDING

MASTER BEDROOM TO THE FRONT

17' 8" x 14' 0" (5.41m x 4.27m)

Having two sets of fitted wardrobes and drawer units, beamed ceiling, two double glazed dual aspect windows makes this a light and airy room.

ENSUITE BATHROOM

A spacious en suite with modern white suite with wash hand basin set in vanity unit, low flush w/c, Free Standing feature Tub bath, separate shower cubicle, tiling, double glazed window, chrome heated towel rail, storage cupboard containing airing/cylinder.

BEDROOM TO REAR

9' 10" x 10' 5" (3.02m x 3.20m)

Having beamed ceiling, laminate wood flooring, double glazed window making the most of the views, downlighting to the ceiling, central heating radiator.

BEDROOM TO REAR

9' 6" x 12' 2" (2.91m x 3.71m)

Having fitted wardrobes and drawers, downlighting to the ceiling, double glazed window with open views, laminate wood flooring, central heating radiator.

HOUSE BATHROOM

Furnished with modern white suite comprising; wash hand basin set in vanity unit, low flush w/c, corner shower cubicle, tiling, downlighting to the ceiling, electric shaver point, chrome heated towel rail.

BEDROOM TO FRONT

13' 3" x 10' 8" (4.04m x 3.26m) With double glazed window and Velux roof light, laminate wood flooring, central heating radiator.

OUTSIDE

There is a detached double garage with self contained flat above, the garage doors are automated with power and light laid on, there is also a single car garage measuring (5.43m x 2.72m) with power and light and water laid on, automated door, garden areas to three sides being mainly laid to lawn with paved patio areas making the most of the seating and open aspect.

FLAT/ANNEX ABOVE GARAGE

GROUND FLOOR ENTRANCE HALLWAY

With laminate wood flooring, access door into the double garage, useful storage cupboard.

STAIRS LEAD TO FIRST FLOOR

With double glazed window with open views.

HOUSE BATHROOM

Comprising; modern white suite with wash hand basin set in vanity unit, low flush w/c, paneled bath with shower over and shower screen, downlighting to the ceiling, double glazed window, electric heater.

BEDROOM

7' 3" x 11' 6" (2.22m x 3.53m)

Having double glazed window and Velux roof light, useful storage cupboard, electric heater.

OPEN PLAN LIVING KITCHEN

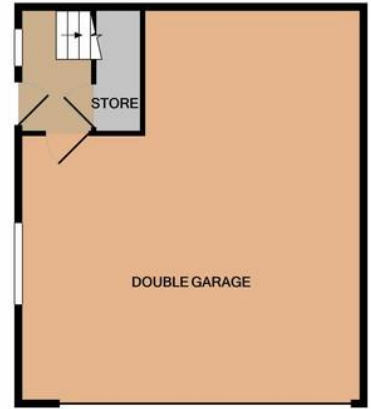
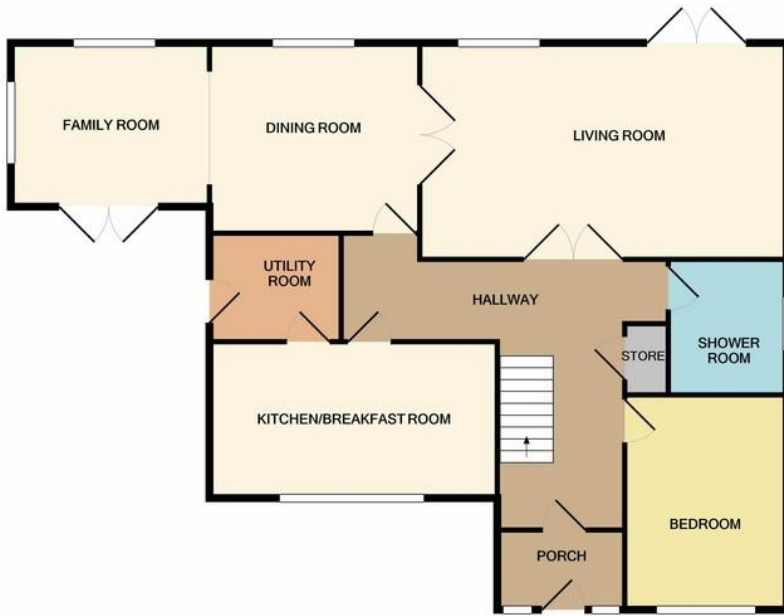
12' 5" x 15' 2" (3.81m x 4.63m)

With fitted kitchen area with a range of light oak shaker style fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, tiling, downlighting to the ceiling, double glazed window and Velux Roof light.

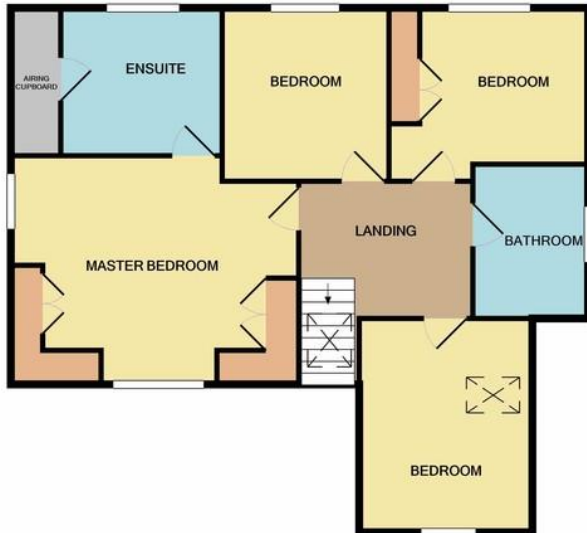
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







GROUND FLOOR
APPROX. FLOOR
AREA 1771 SQ.FT.
(164.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1287 SQ.FT.
(119.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 3058 SQ.FT. (284.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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