



The Poplars, Knottingley WF11 0DE

Welcome to

The Poplars, Knottingley

The Poplars is a smart three-bedroom detached home set on a generous corner plot in a popular Knottingley location. It offers a modern dining kitchen, a spacious feel throughout, and a large private garden ideal for entertaining. The property benefits from a detached garage and off road parking.



Entrance Hall

With a composite front entrance door, window and gas central heating radiator.

Lounge

11' 6" x 15' 1" (3.51m x 4.60m)

With a UPVC double glazed bay window to the front, wooden flooring, storage cupboard housing the boiler and a gas central heating radiator.

Kitchen

14' 5" x 9' 9" (4.39m x 2.97m)

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, electric oven, gas hob, built in microwave, integrated fridge freezer, dishwasher and washing machine, hot water tap, extractor fan, gas central heating radiator, rear entrance door and a UPVC double glazed window to the rear.

Landing

With a window to the side, shelved storage cupboard and access to the loft.

Bedroom One

8' 3" x 11' 6" (2.51m x 3.51m)

With a window to the rear, sliding mirrored wardrobes and a gas central heating radiator.

Bedroom Two

8' 1" x 9' 5" (2.46m x 2.87m)

With a window to the rear, built in sliding mirrored wardrobes and a gas central heating radiator.

Bedroom Three

6' 1" x 6' 11" (1.85m x 2.11m)

With a window to the front and a gas central heating radiator.

Shower Room

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, chrome heated towel rail and a window to the rear.

Front Garden

With a small lawned buffer garden to the front leading on to a great size block paved drive, detached garage and garden shed.

Rear Garden

A large rear garden neatly laid to lawn, decked seating area, pergola seating area and timber fenced surround.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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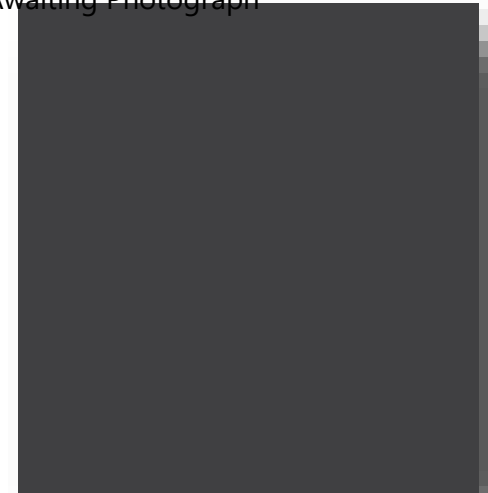
- Offered for sale with no chain
- Three bedroom Detached Corner Plot
- Well Presented
- Modern Fitted Dining Kitchen
- Detached Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£225,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118980 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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