



2 Bed
House - End Terrace
located in Horbury

5 Poplar Terrace

Horbury

Wakefield

WF4 5ED



Asking price £185,000

*** STUNNING HOME IN MOVE IN CONDITION WITH GARAGE TO TO REAR *** Nestled in the charming area of Poplar Terrace, Horbury, Wakefield, this immaculate end-terrace house presents a wonderful opportunity for those seeking a comfortable and stylish home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a serene living space.

Upon entering, you are greeted by a welcoming reception room that exudes warmth and character, perfect for relaxing or entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between spaces. The kitchen, which is conveniently located, offers ample storage and workspace, making it a delightful area for culinary enthusiasts.

The property boasts a modern bathroom, designed with both functionality and style in mind, providing a tranquil retreat for your daily routines. The bedrooms are bright and airy, each offering a peaceful haven for rest and relaxation with fitted wardrobes.

Outside, the end-terrace position allows for a sense of privacy, with potential for outdoor enjoyment. The surrounding area of Horbury is known for its community spirit and local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate a vibrant neighbourhood.

This immaculate home on Poplar Terrace is not just a property; it is

Entrance Hall

Composite front entrance door opens into a hallway with central heating radiator and staircase leading off.

Living Room

13'9" x 12'2" plus bay

This living room offers a welcoming and cosy atmosphere with its smooth wooden flooring and a modern fireplace set into the wall. The space is well-lit by recessed ceiling lights and benefits from a bay window that allows natural light to brighten the room in UPVC with internal blinds. Neutral walls provide a versatile backdrop for various styles of décor, complemented by wooden doors that add warmth and continuity to the space.

Kitchen/Breakfast Room

11'4" x 9'6"

The kitchen/breakfast room is a bright and practical space, featuring a fresh and lively wall colour that adds character. Its layout includes light wood cabinetry with black tiled splashbacks and integrated appliances, including a gas hob with a stainless steel extractor above. A small dining table will sit comfortably in the room, making it perfect for casual meals. Natural light streams in from the window overlooking the rear, enhancing the inviting feel of the room. An internal door leads off to a large understairs storage cupboard.

Utility Room / Cloaks

6'4" x 5'2"

The utility room/cloaks area is a practical space with oak wood flooring and enough room for storage and hanging space. A UPVC frosted window with internal blinds provides natural light, and a door connects it conveniently to the kitchen and the rear lobby area, making it an efficient space for daily household tasks. There is also a wash hand basin and low level WC.

Stairs and Landing

Staircase leads off the hallway to a landing area with internal doors to first floor rooms, spotlights to the ceiling and a loft access hatch to a part boarded loft with lighting.

Bathroom

9'4" x 7'6"

This bathroom is contemporary and sleek, featuring a walk-in shower with glass screening, a floating vanity unit with a modern basin, and matching cabinetry providing storage. The walls are tiled in a neutral tone with subtle texture, and the flooring complements the scheme with wood-effect tiles. A UPVC frosted window with internal blinds ensures privacy while allowing natural light to filter in, enhancing the clean and fresh ambiance of the space.

Bedroom 1

11'5" x 9'3"

The main bedroom is a bright and calming space, furnished with built-in wardrobes that feature mirrored and opaque glass sliding doors, enhancing the sense of space. A large UPVC window with internal blinds faces outwards, allowing plenty of natural light to fill the room. The light wood effect laminate flooring continues here, and neutral wall tones provide a restful backdrop, ideal for relaxation and rest.



Bedroom 2

12'6" x 6'5" to wardrobe fronts

This second bedroom is a cosy, well-proportioned room with light wooden effect laminate flooring and neutral painted walls that create a calm environment. It features built-in wardrobes with dark frames and mirrored sliding doors that add a modern touch and plenty of storage. A UPVC window with internal blinds provides natural light and views to the outside, making it a comfortable space for rest or work.

Exterior

The front garden is a private and low-maintenance space, mainly paved with neat stone slabs and bordered by a decorative fence. It is ideal for outdoor seating, offering a peaceful retreat for relaxation or socialising. The garden is accessed through a front gate and provides views of neighbouring properties, while retaining a sense of enclosure and privacy.

The rear garden is another low maintenance space which again is mainly paved, providing another space for relaxing or socialising accessed via a side gate or steps from the garage.





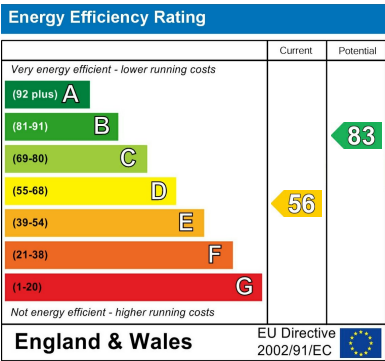
(Please note the catio will be removed as the owner will be taking.)
There is also a detached garage at the rear which is connected with power and lighting plus an electric garage door.





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DIRECTIONS

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