



**Poplar Place,Whinmoor LEEDS LS14 2FG**

**welcome to**

**Poplar Place, Whinmoor LEEDS**

William H Brown are proud to present to the market this FOUR bedroom DETACHED house with DRIVEWAY providing OFF-STREET parking and VERSATILE GARAGE.



William H Brown are proud to present to the market this FOUR bedroom DETACHED house with DRIVEWAY providing OFF-STREET parking and VERSATILE GARAGE. This property will be of great interest for those looking to UP-SIZE into a ready to move into house. Viewings are highly recommended, call us NOW on 0113 260 0945.

This property comprises in brief on the ground floor of an entrance hallway leading to the lounge, open plan kitchen and dining room, pantry, utility room, guest W/C, entrance to the garage and staircase leading to the first floor. To the first floor, there is a landing leading to four bedrooms; three with built in wardrobes and one with en-suite and the family bathroom. Externally, this property benefits from a south facing good size lawn garden to the rear, with flower beds, potting shed and a versatile shed which has potential to be used as home office or workshop etc, there is power and light to both sheds. To the front is a small lawn garden with driveway for 2 cars leading to garage. Alarm system throughout.

Situated in Leeds East LS14 enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Neighbouring Crossgates and Oakwood offer additional amenities.

### **Entrance Hallway**

### **Lounge**

15' 9" x 11' 1" ( 4.80m x 3.38m )

### **Kitchen/Dining Room**

18' 5" x 10' 3" ( 5.61m x 3.12m )

### **Utility**

5' 3" x 6' 9" ( 1.60m x 2.06m )

### **Guest W/C**

### **Bedroom One; En-Suite**

13' 2" x 11' 1" ( 4.01m x 3.38m )

### **Bedroom Two**

12' 3" x 9' 3" ( 3.73m x 2.82m )

### **Bedroom Three**

9' 3" x 9' 6" ( 2.82m x 2.90m )

### **Bedroom Four**

9' 7" x 7' 2" ( 2.92m x 2.18m )

### **Bathroom**



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## Poplar Place, Whinmoor LEEDS

- DETACHED HOUSE SITUATED IN A CUL-DE-SAC
- FOUR BEDROOMS; BUILT IN WARDROBES;
- FAMILY BATHROOM; ONE EN-SUITE
- OPEN PLAN KITCHEN AND DINING ROOM
- PANTRY; UTILITY ROOM; GUEST W/C

Tenure: Freehold EPC Rating: B

# £400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT109774 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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