



Poplar Place,Whinmoor Leeds LS14 2FG

welcome to

Poplar Place, Whinmoor Leeds

A beautifully presented 4-bedroom detached home in LS14, featuring an open-plan kitchen and dining room, a spacious lounge, and a versatile reception room. With a landscaped rear garden, off-street parking, and a garage, this property is ideal for families looking to upsize.



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Situated in a desirable LS14 location, this impressive 4-bedroom detached home offers the perfect blend of space, comfort, and practicality for growing families. The ground floor boasts a welcoming hallway leading to a spacious lounge, perfect for relaxing and entertaining. The open-plan kitchen and dining room provide a fantastic social space, complete with modern fittings and access to the low-maintenance rear garden. A versatile reception room offers the flexibility to be used as a study, home office, or playroom, catering to the needs of a busy household. A convenient guest W/C completes the ground floor.

Upstairs, the property features four well-proportioned bedrooms, including a generous main bedroom with an en-suite for added privacy. A stylish family bathroom serves the remaining bedrooms, ensuring ample convenience for all. The beautifully landscaped rear garden is designed for easy maintenance with laid Indian Stone, offering a peaceful outdoor retreat benefiting of a cabin providing a versatile space with electrics; perfect for a home office etc. With off-street parking and a garage, this home provides everything a modern family could need.

Ground Floor

Open Plan Kitchen/Dining Room

10' 6" MAX x 24' 4" MAX (3.20m MAX x 7.42m MAX)

Lounge

11' 6" MAX x 14' 3" MAX (3.51m MAX x 4.34m MAX)

Versatile Reception Room

8' 9" MAX x 9' 6" MAX (2.67m MAX x 2.90m MAX)

Guest W/C

First Floor

Bedroom One; En-Suite

12' 6" MAX x 12' 7" MAX (3.81m MAX x 3.84m MAX)

Bedroom Two

12' 2" MAX x 9' MAX (3.71m MAX x 2.74m MAX)

Bedroom Three

8' 7" MAX x 9' 6" MAX (2.62m MAX x 2.90m MAX)

Bedroom Four

8' 5" MAX x 9' 5" MAX (2.57m MAX x 2.87m MAX)

Bathroom



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- DETACHED HOUSE
- FOUR BEDROOMS; ONE EN-SUITE
- OPEN PLAN KITCHEN/DINING ROOM
- TWO RECEPTION ROOMS
- GUEST W/C AND FAMILY BATHROOM

Tenure: Freehold EPC Rating: B

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110693 - 0004

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