

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 benefitng of a cabin providing a veratile space with eletrics; 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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## **Poplar Place, Whinmoor Leeds**

- 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



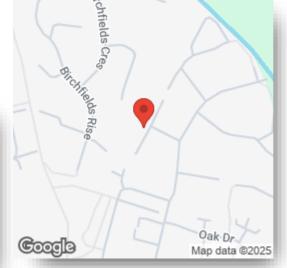
## view this property online williamhbrown.co.uk/Property/CGT110693



Property Ref: CGT110693 - 0004 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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Please note the marker reflects the postcode not the actual property

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