



**The Poplars, Knottingley WF11 0DE**



**Welcome to**

**The Poplars, Knottingley**

Three bedroom detached home. Corner plot. Wrap around gardens. Large driveway and detached garage. Popular modern development, Cul-de-sac position!!



## Summary

Offered for sale is this spacious three bedroom detached which is perfectly located and sits proudly on a good size corner plot on this well regarded residential development. The property boasts great size gardens to the front side and is close to lots of local amenities, supermarkets, schools for all ages. public transport links including the railway station and easy access to major motorway links. Internally the layout comprises a front entrance porch, large lounge, kitchen diner, whilst to the first floor there are three bedrooms and the house bathroom. Externally there are large gardens to the front, side and rear a good size drive and detached garage.

## Entrance Hall

With a timber front entrance door.

## Lounge

17' 1" x 10' 6" ( 5.21m x 3.20m )

With a timber framed window to the rear aspect, a timber framed bay window to the front aspect, storage cupboard and two gas central heating radiators.

## Dining Kitchen

16' 5" x 11' 3" ( 5.00m x 3.43m )

A fitted kitchen consisting wall, base and draw units with work surfaces over, stainless steel sink and drainer, plumbing for washing machine and dishwasher, space for free standing double oven and hob, space for tumble dryer, space for free standing fridge freezer, laminate flooring, tiled splash back, wall mounted boiler, a gas central heating radiator, aluminium sliding patio doors to the rear, double glazed timber framed window to the front and a timber frames side door.

## Landing

With a timber framed window to the rear and access to the loft.

## Bedroom One

10' 2" x 11' 7" ( 3.10m x 3.53m )

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

## Bedroom Two

10' 4" x 9' 6" ( 3.15m x 2.90m )

With a double glazed timber framed window to the front aspect, built in storage cupboard and a gas central heating radiator.

## Bedroom Three

7' 8" x 7' 3" ( 2.34m x 2.21m )

With a double glazed timber framed window to the rear aspect and a gas central heating radiator.

## Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with electric shower over, part tiled to walls, tiled flooring, spotlights to the ceiling, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

## Front Garden

With a wraparound lawned garden with a large driveway which leads to the detached garage.

## Rear Garden

With a great size garden neatly laid to lawn with a patio seating area. With conifers providing the borders and a side entrance door into the garage.

## Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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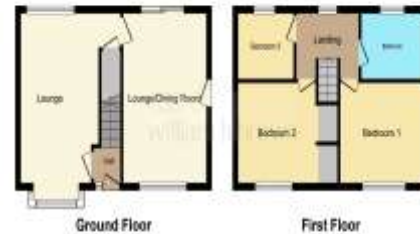
## Welcome to

### The Poplars, Knottingley

- Spacious Three Bedroom Detached House
- Great Size Gardens To Front Side And Rear
- Detached Garage And Driveway
- Dining Kitchen
- Large Lounge

Tenure: Freehold EPC Rating: D

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117664 - 0003

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