









welcome to

Poplar Way, LEEDS

** MUST BE VIEWED ** Three-bedroom mid-townhouse conveniently situated in the heart of Bramley for transport links to Leeds, Bradford, and surrounding areas via the ring road or Stanningley road. With PVC double glazed windows and gas fired central heating. Bramley shopping centre.

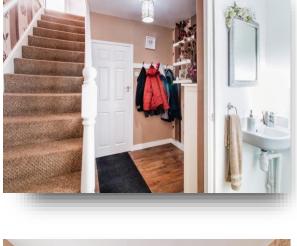














Property Information Entrance Hall

With storage space. Under stairs storage.

Downstairs Wc

Low flush WC, wash hand basin, frosted glazed window.

Lounge Diner

27' 7" max x 10' 8" max (8.41m max x 3.25m max) Through lounge diner with 2 central heating radiators, electric fire, carpet.

Kitchen

18' 2" max x 12' 10" max (5.54m max x 3.91m max) Well-designed kitchen with wall, drawer and base units, gas oven and hob, extractor fan, plumbing for washer, space for fridge freezer, sink with drainer.

Landing

Staircase rising to the first floor, double sided airing cupboard. Access to loft.

Bedroom One

10' 11" $\max x$ 10' 9" \max (3.33m $\max x$ 3.28m \max) Good sized double, laminate flooring, nice views to the large, double-glazed window, central heating radiator.

Bedroom Two

12' 1" $\max x$ 11' 2" \max (3.68m $\max x$ 3.40m \max) Double bedroom with double glazed windows to the rear elevation, laminate flooring.

Bedroom Three

10' 9" max x 5' 11" max (3.28m max x 1.80m max) Single bedroom with double glazed window, central heating radiator, carpet, built in storage cupboard.

Bathroom

Double shower, wash hand basin, tiled walls, lino flooring, frosted glazed window.

Separate Wc

Low flush Wc, lino flooring, frosted glazed window.

External

South facing front garden laid to lawn and with path to front door.

To the rear there is a gate access.





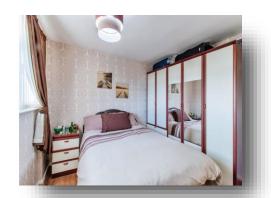
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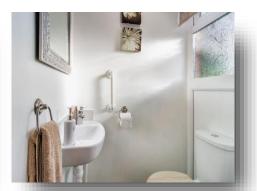
Poplar Way, LEEDS

- Three Bedroom Mid Town House
- Modern Fitted Kitchen
- Lounge/Diner
- Lovely Front Garden
- Popular Location

Tenure: Freehold EPC Rating: D

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY115157



Property Ref: PDY115157 - 0005 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 buyer's 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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