



**Poplar Avenue, Wakefield WF2 9DG**

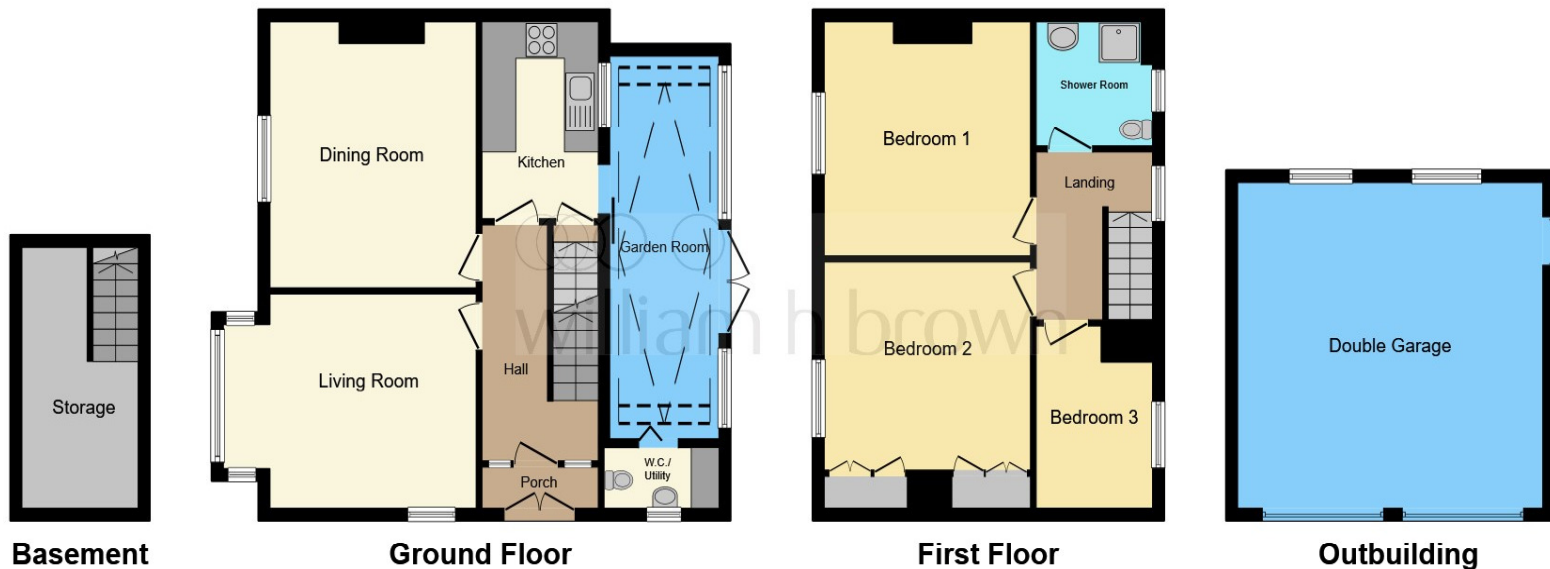


**welcome to**

**Poplar Avenue, Wakefield**

Offers in the region of £335,000. A stunning three-bedroom period semi-detached family home located on a tree lined avenue on the outskirts of Wakefield city centre. NO UPPER CHAIN





## Agent Note 1

## Agent Note 2

### Entrance Hallway

12' 2" max x 7' 2" max ( 3.71m max x 2.18m max )

### Living Room

15' 9" max x 11' 2" max ( 4.80m max x 3.40m max )

### Dining Room

14' 4" max x 12' 2" max ( 4.37m max x 3.71m max )

### Kitchen

10' 7" max x 6' 8" max ( 3.23m max x 2.03m max )

### Downstairs W.C./Utility

### Conservatory

20' 7" max x 6' 8" max ( 6.27m max x 2.03m max )

### Bedroom One

12' 3" max x 13' 8" max ( 3.73m max x 4.17m max )

### Bedroom Two

12' 8" max x 12' 2" max ( 3.86m max x 3.71m max )

### Bedroom Three

10' 7" max x 7' 4" max ( 3.23m max x 2.24m max )

### Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



welcome to

## Poplar Avenue, Wakefield

- Three-bedroom period semi-detached
- UPVC AND GCH
- Rear double garage plus front driveway
- Downstairs WC/Utility
- Potential to extend (STPP)

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers over  
**£325,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126632](http://williamhbrown.co.uk/Property/WAK126632)



Property Ref:  
WAK126632 - 0014

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