



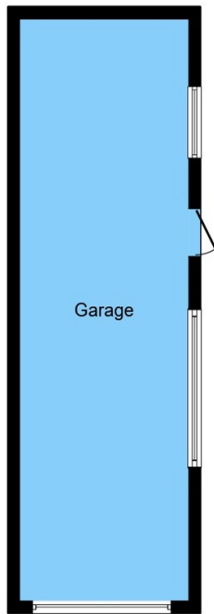
**Poplar Avenue, WAKEFIELD WF2 9DG**

**welcome to**

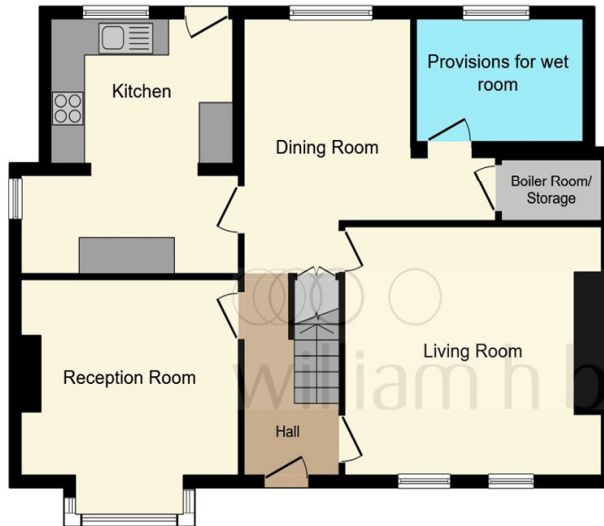
**Poplar Avenue, WAKEFIELD**

Guide price £425,000-£450,000. An Extended Four Bedroom period detached family home situated on the highly desirable and tree lined avenue in Wakefield not to be missed! Offered to market with no onward chain, for the first time since 1939! Viewings highly recommended.





**Garage**



**Ground Floor**



**First Floor**

### **Lounge**

15' 2" max x 15' 7" max ( 4.62m max x 4.75m max )

### **Dining Room**

15' 4" max x 12' 4" max ( 4.67m max x 3.76m max )

### **Reception Room**

13' max x 14' 7" max ( 3.96m max x 4.45m max )

### **Kitchen**

12' 2" max x 12' 9" max ( 3.71m max x 3.89m max )

### **Bedroom One**

15' 5" max x 13' 6" max ( 4.70m max x 4.11m max )

### **Bedroom Two**

12' 4" max x 8' 10" max ( 3.76m max x 2.69m max )

### **Bedroom Three**

12' 3" max x 8' 8" max ( 3.73m max x 2.64m max )

### **Bedroom Four**

6' 6" max x 5' 2" max ( 1.98m max x 1.57m max )

### **Bathroom**

### **Further Details**

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)

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## Poplar Avenue, WAKEFIELD

- Extended Four Bedroom Family Home
- No chain
- Location
- Garage and driveway
- Enclosed rear garden

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

**£425,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK127019](http://williamhbrown.co.uk/Property/WAK127019)



Property Ref:  
WAK127019 - 0008

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