



# CROWN

## ESTATE AGENTS

### Poplar Grove, Knottingley



**£750 Per Calendar Month**



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Located in Knottingley, is this two bed terrace house. Residents will appreciate the close proximity to local amenities, including shops, schools, and parks. The area is well-connected, with excellent transport links to nearby towns and cities, making it a convenient choice for commuters. Don't miss the chance to make this lovely property your new home.



- Well presented
- Three bedrooms
- Enclosed rear garden
- Good sized kitchen
- Double glazed
- Gas central heating throughout
- EPC Grade D

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

### Entrance Hall

Glazed door.

### Lounge

17'4" x 11'10" (5.28 x 3.61)

PVCu window to front, fireplace with timber surround and gas central heating radiator.

### Kitchen/Diner

20'7" x 9'10" (6.27 x 3.00)

Single sink drainer. Worksurfaces with fitted units, drawers and cupboards. Plumbing for washing machine. Built in oven with gas hob and extractor hood. PVCu french windows, PVCu window to rear and gas central heating radiator.

### Landing

Access to loft.

### Bedroom One

14'4" x 11'6" (4.37 x 3.51)

PVCu window to front and gas central heating radiator.

### Bedroom Two

11'6" x 11'1" (3.51 x 3.38)

PVCu window to rear and gas central heating radiator.

### Bedroom Three

8'10" x 8'1" (2.69 x 2.46)

Built in cupboard, PVCu window to front and gas central heating radiator.

### Bathroom

8'5" x 5'7" (2.57 x 1.70)

Low flush WC with wash hand basin. Panelled bath with shower over. Two PVCu frosted windows, extractor fan and gas central heating radiator.

### Rear Garden

Paved area and lawn. Parking area with twin gates.

### Front Garden

Mainly of lawn with foot way into the property.



Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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