



CROWN

ESTATE AGENTS

Poppy Fields View, Pontefract



£950 Per Calendar Month



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This attractive, part-furnished home is perfect for professionals or a small family, offering a well-laid-out and comfortable living space. Situated in a lovely area on a relatively new build estate, it combines modern conveniences with a welcoming, family-friendly environment. With bright rooms, practical storage, and a private garden, this property provides both style and functionality in a desirable location.



- Good Sized Reception Room
- Modern Kitchen with Appliances
- Cloakroom
- Two Good Sized Bedrooms
- Family Bathroom
- Two Parking Spaces to the Front
- Enclosed Garden to the Rear
- EPC Grade to Follow

Call **01977 285 111** to view this property or visit 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**

Lounge

13'10" x 15'10" (4.22 x 4.84)

This spacious lounge offers a bright and welcoming living area, perfect for relaxing or entertaining. French doors open directly onto the rear garden, filling the room with natural light and creating an easy flow between indoor and outdoor spaces. The lounge also benefits from two generous storage cupboards, providing plenty of room to keep your home neat and organised.

WC

The convenient downstairs WC features a modern wash hand basin and a clean, practical layout. Perfect for guests and everyday use, this well-presented space adds both comfort and functionality to the ground floor.

Entrance Hall

The welcoming entrance hall provides access to the lounge, kitchen, and downstairs WC, creating a practical and well-connected ground floor layout. A staircase leads to the first floor, adding to the home's sense of flow and convenience.

Kitchen

6'10" x 6'10" (2.10 x 2.10)

The well-equipped kitchen features a range of wall and base units providing ample storage and workspace. It includes a built-in electric oven with a gas hob, along with a freestanding fridge freezer and washing machine for added convenience.

Master Bedroom

9'8" x 13'10" (2.95 x 4.23)

The spacious master bedroom enjoys plenty of natural light from two rear-facing windows, creating a bright and airy atmosphere. This well-proportioned room offers ample space for furnishings and provides a comfortable retreat within the home.

Bedroom Two

9'4"(max) x 13'9"(max) (2.86(max) x 4.20(max))

Bedroom two is situated to the front elevation and offers a comfortable, well-sized space ideal for a bedroom or home office. It also benefits from an over-stairs storage cupboard, providing a practical solution for keeping the room neat and organised.

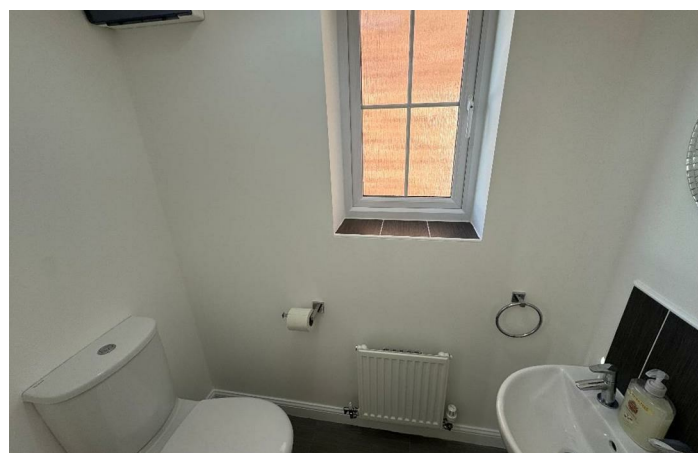
Bathroom

5'6" x 7'2" (1.70 x 2.19)

The modern bathroom is fitted with a bath featuring a shower over, a wash hand basin, and a low flush WC. This well-presented space combines practicality with comfort, offering everything needed for everyday convenience.

External

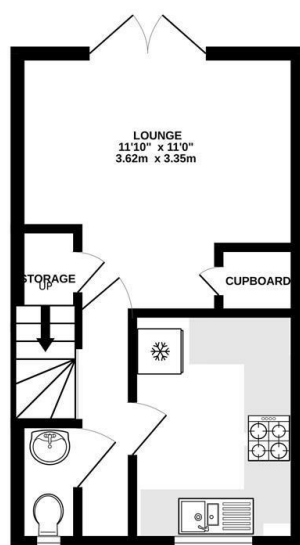
Externally, the property offers parking for two cars to the front. To the rear, there is a paved patio area perfect for outdoor seating, with a couple of steps leading up to a lawned garden and a useful garden shed. The garden is fully enclosed with fencing and includes side gate access to the front of the property.



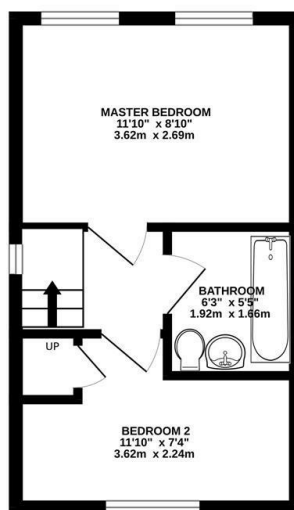


Floor Plan

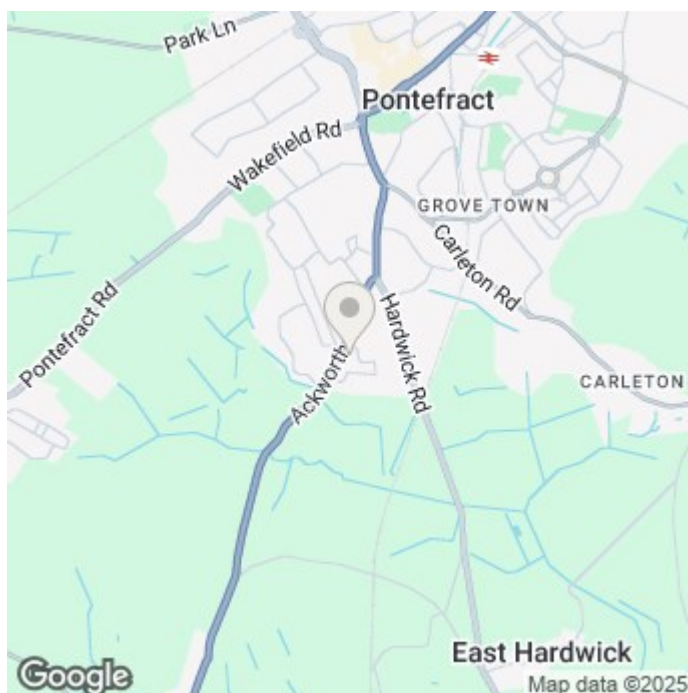
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

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