



# HODSONS



OFFERS AROUND

**£550,000**

**Poplar Avenue**

Wakefield, WF2 9DG



This extended detached home has been thoughtfully developed by the present owners who have created a spacious and versatile home ideal for modern family requirements.

The well appointed accommodation is particularly spacious and must be viewed to be fully appreciated. A pleasant reception hall leads to the lounge, living/dining room and office. The breakfast kitchen is fitted with a range of contemporary units and appliances and there is a separate utility with W.C off.

On the first floor is a large landing and three double bedrooms (one with modern en suite shower room and the main family bathroom with luxury suite including a Jacuzzi bath,

The loft has been converted to provide a further double bedroom with outstanding and far reaching views. This bedroom also has its own en suite shower room. This home boasts an array of features including adjacent secure car port to the side leading to a substantial garage. there is hard wired CCTV along with a security alarm system.

The substantial rear gardens are well maintained and ideal for buyers who enjoy outdoor entertaining. A central lawn is bordered by a full width patio and further quiet sitting areas along with a pagoda with hot tub. The owners have also created a well appointed outdoor bar/entertainment room with adjacent changing area for the hot tub.

Poplar Avenue is an attractive tree lined road in an established residential area close to the wide range of amenities on offer in the centre of Wakefield and well placed for commuters who require access to the motorway network.

4



3



3









**LOCAL AUTHORITY**

Wakefield

**TENURE**

Freehold

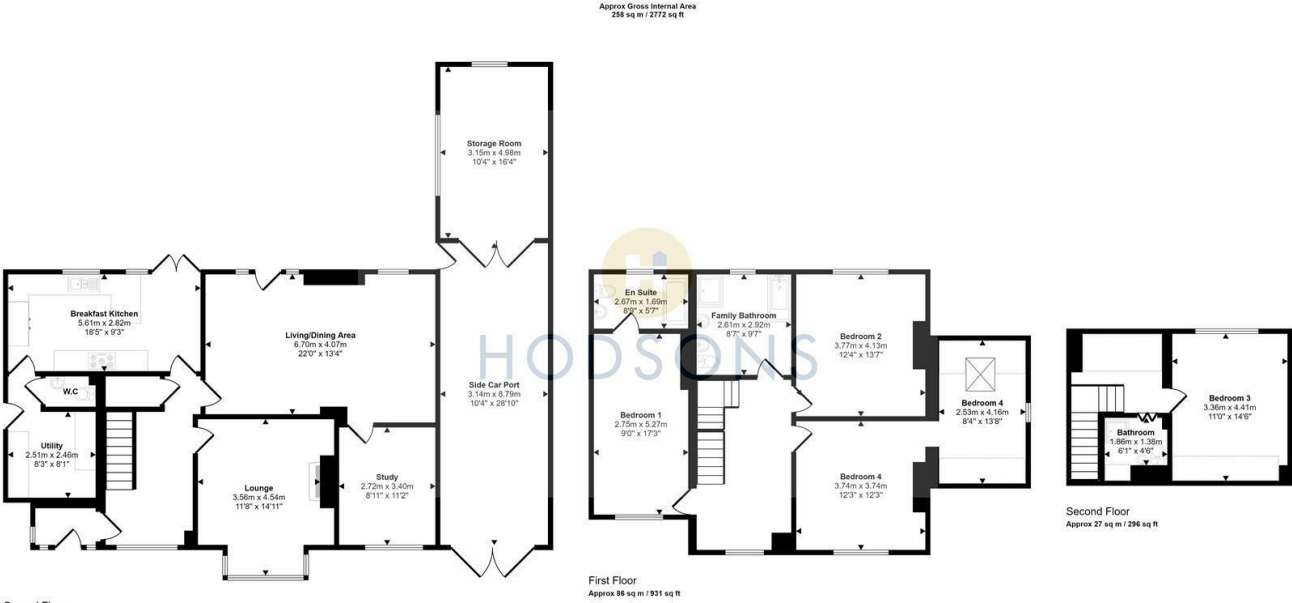
**COUNCIL TAX BAND**

E



**VIEWINGS**

By prior appointment only



Ground Floor  
Approx 144 sq m / 1546 sq ft

First Floor  
Approx 86 sq m / 921 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with MakeFloorplan 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>69</b>
(55-68) <b>D</b>		<b>47</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



<p><b>OFFICE ADDRESS</b> 37-39 George Street Wakefield West Yorkshire WF1 1LX</p>	<p><b>OFFICE DETAILS</b> 01924 200544 wakefield@hodsonsproperty.co.uk www.hodsonsproperty.co.uk</p>
---	---