

# HUNTERS®

HERE TO GET *you* THERE



## Poplar Garth

Leeds, LS13 4SN

£160,000



Council Tax: A



# 16 Poplar Garth

Leeds, LS13 4SN

£160,000



- End of terrace house
- Good condition
- Three generous bedrooms
- Air-source central heating
- PVC double glazed
- Cosy reception room
- Enclosed front and rear gardens
- Functional kitchen
- Electric shower over bath

This property is an end of terrace house that is now currently for sale. It's in good condition and is perfect for first-time buyers, investors, or families. The house is situated in an area with public transport links, local amenities, walking routes, and cycling routes all within easy reach.

The property features a PVC double glazed windows and an air-source central heating system, which provides efficient and sustainable heating throughout the house. It boasts an enclosed front and rear gardens, mostly paved at the rear with lawn, making it ideal for those who enjoy spending time outside.

Inside, the house comprises of a large reception room, one kitchen, three bedrooms, and one bathroom. The reception room is a cosy space featuring a fireplace and plenty of room for a dining table. The kitchen is practical and functional, with ample storage units and drawers, worktops with sink, and space for a washer, cooker, and fridge freezer.

Moving on to the bedrooms, two of them are double bedrooms and the third is a generous single room. The first bedroom is equipped with a built-in cupboard, freestanding wardrobes, and a laminated wood floor. The generous single room also includes a built-in cupboard and a laminated wood floor.

Finally, the bathroom is a good size and includes a white suite, vanity sink, and an electric shower over the bath. With all these features, this property certainly checks a lot of boxes for potential homeowners or investors.



FRONT PORCH

FRONT ENTRANCE

LIVING ROOM/DINING  
22'2" x 10'8" (6.78 x 3.26)

KITCHEN/DINER  
17'3" x 9'2" (5.28 x 2.81)

REAR EANTRANCE HALL

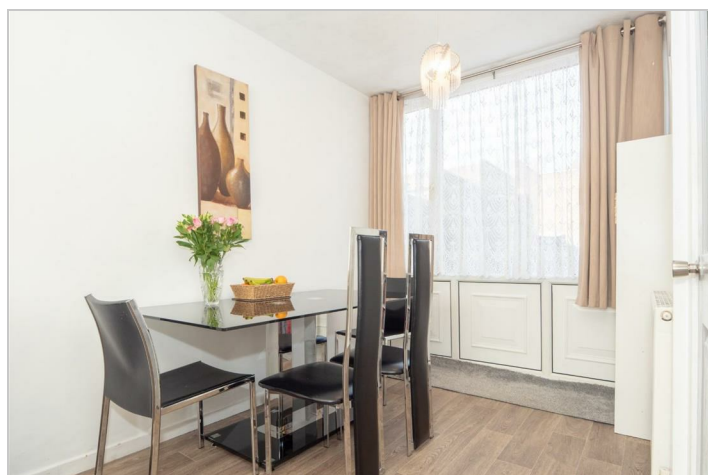
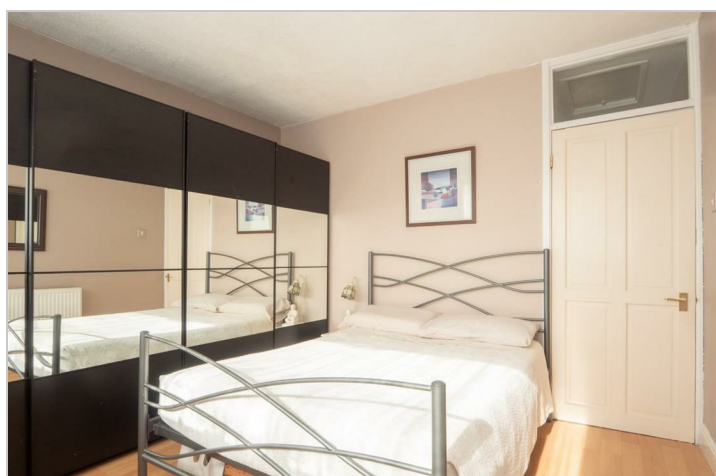
BEDROOM ONE  
11'2" x 11'1" (3.42 x 3.40)

BEDROOM TWO  
11'2" x 11'1" (3.42 x 3.38)

BEDROOM THREE  
11'1" x 6'2" (3.40 x 1.88)

BATHROOM  
7'1" x 5'8" (2.16 x 1.74)

SEPERATE WC  
7'1" x 5'8" (2.16 x 1.74)



Road Map



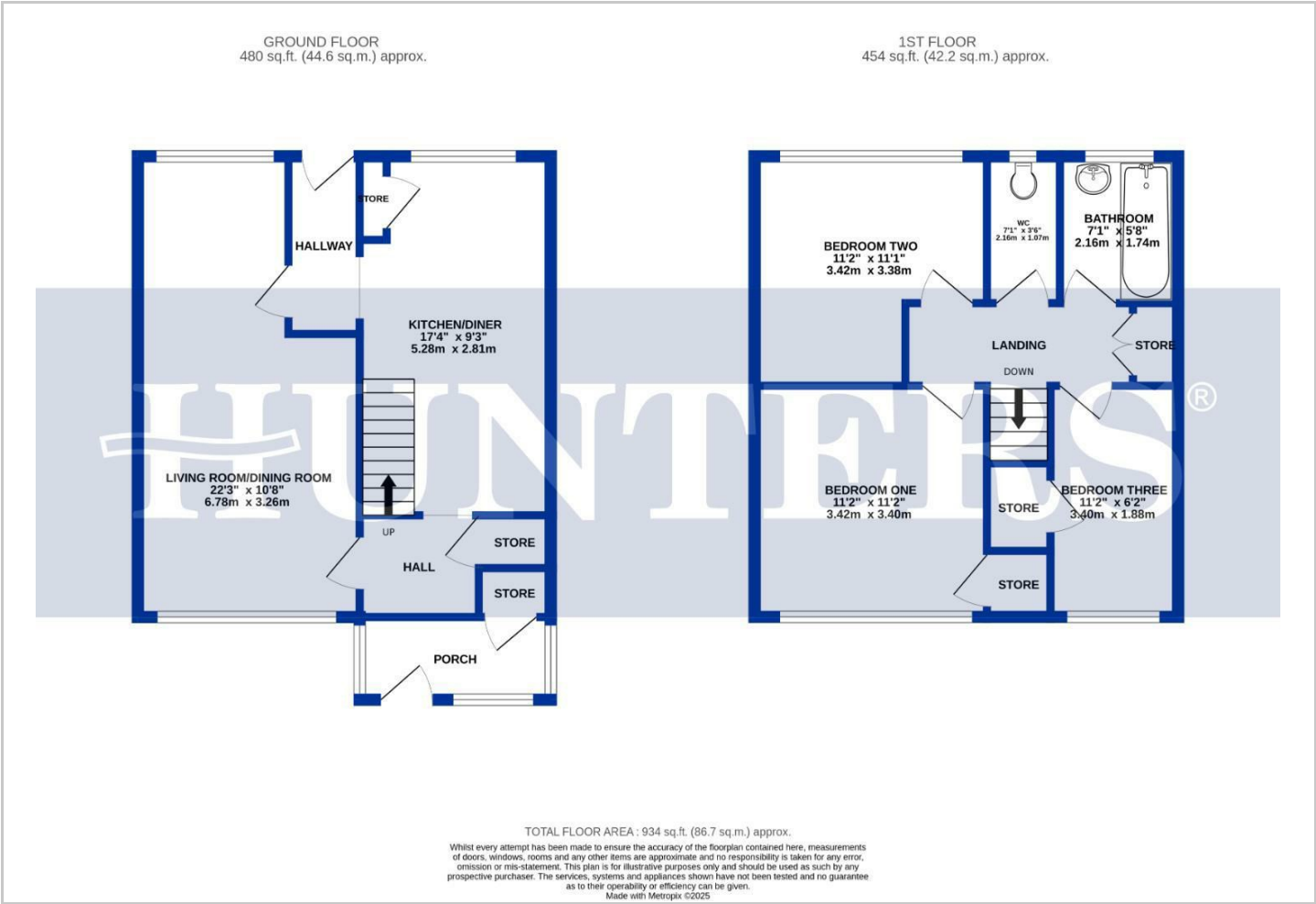
Hybrid Map



Terrain Map



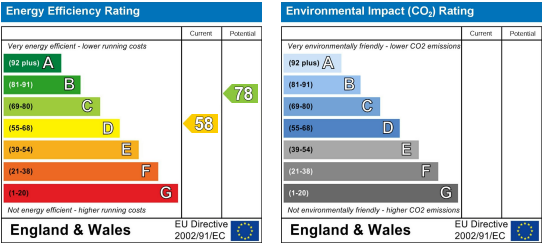
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.