



The Poplars, Knottingley

£200,000

MARTIN & CO

The Poplars, Knottingley

Bungalow - Detached 2 Bedrooms, 1 Bathroom

£200,000

- PARTICULARLY SPACIOUS IMMACULATELY PRESENTED TWO DOUBLE BEDROOM TRUE BUNGALOW
- GENEROUS LOW MAINTENANCE LANDSCAPED GARDENS, DRIVE & DETACHED GARAGE
- LOCALLY WELL REGARDED & SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- WELL SERVED BY A PLETHERA OF LOCAL AMENITIES, SHOPS & SUPERMARKETS
- WITHIN CLOSE DRIVING DISTANCE OF MOTORWAY NETWORK & TRAIN STATION
- RECEPTION HALL, LOUNGE OPENS TO DINING ROOM AND KITCHEN
- TWO DOUBLE BEDROOMS & MODERN SHOWER ROOM
- EARLY VIEWING ADVISED TO AVOID DISAPPOINTMENT
- COUNCIL TAX BAND C
- EPC RATING C

Nestled in the charming area of The Poplars in Knottingley, this immaculately presented two double bedroom true bungalow is a gem waiting to be discovered. The property boasts a particularly spacious layout, perfect for those seeking comfort and style.

As you step inside, you are greeted by a welcoming reception hall that sets the tone for the rest of the house. The lounge seamlessly opens up to a dining room and kitchen, creating a perfect space for entertaining guests or simply relaxing with your loved ones.

The two double bedrooms offer ample versatile space for the more mature purchaser requiring a home office or hobby room, or would work equally well for the small family. The property also features generous low maintenance landscaped gardens, ideal for enjoying the outdoors without the hassle of extensive upkeep.

Conveniently located within close driving distance of the motorway network, this bungalow offers easy access to nearby amenities and attractions. Whether you're commuting to work or exploring the surrounding areas, this location provides the perfect balance of tranquility and accessibility.

With its desirable features and prime location, early viewing is highly recommended to avoid missing out on this fantastic opportunity. Don't let this chance slip away - book your viewing today and envision the possibilities that this property holds for you.



Reception Hall

A UPVC double glazed window opens to this spacious reception hall. Having access to the loft space which has been partly boarded for storage. There is a cloaks/storage cupboard which houses the gas central heating boiler and a central heating radiator.

Lounge

A particularly spacious lounge having UPVC double glazed French doors opening to the rear landscaped garden. Having coving to ceiling, picture rail and a central heating radiator.

Kitchen/Dining Room

This open kitchen/dining room, in turn opens to the lounge creating a feeling of space. The kitchen area

has a comprehensive range of wall, base and cupboard units, complimentary tiled splashbacks and laminate roll edge work surfaces incorporating a one and a half bowl sink with mixer tap over, an electric fan assisted oven and hob and plumbing for an automatic washing machine. Having spotlights to ceiling, a central heating radiator, a UPVC double glazed window to the front and rear aspect and a UPVC double glazed external door to the side elevation.

Bedroom One

A generous double bedroom having a range of fitted bedroom furniture, a central heating radiator and UPVC double glazed window to the rear aspect.



Bedroom Two

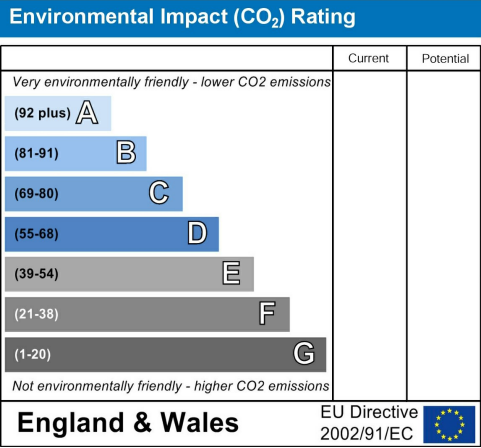
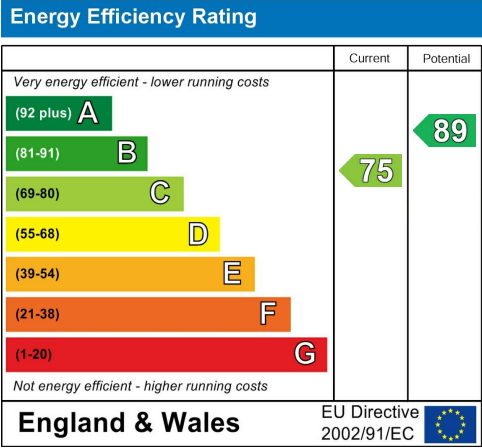
Another double bedroom having a central heating radiator and UPVC double glazed window to the front aspect.

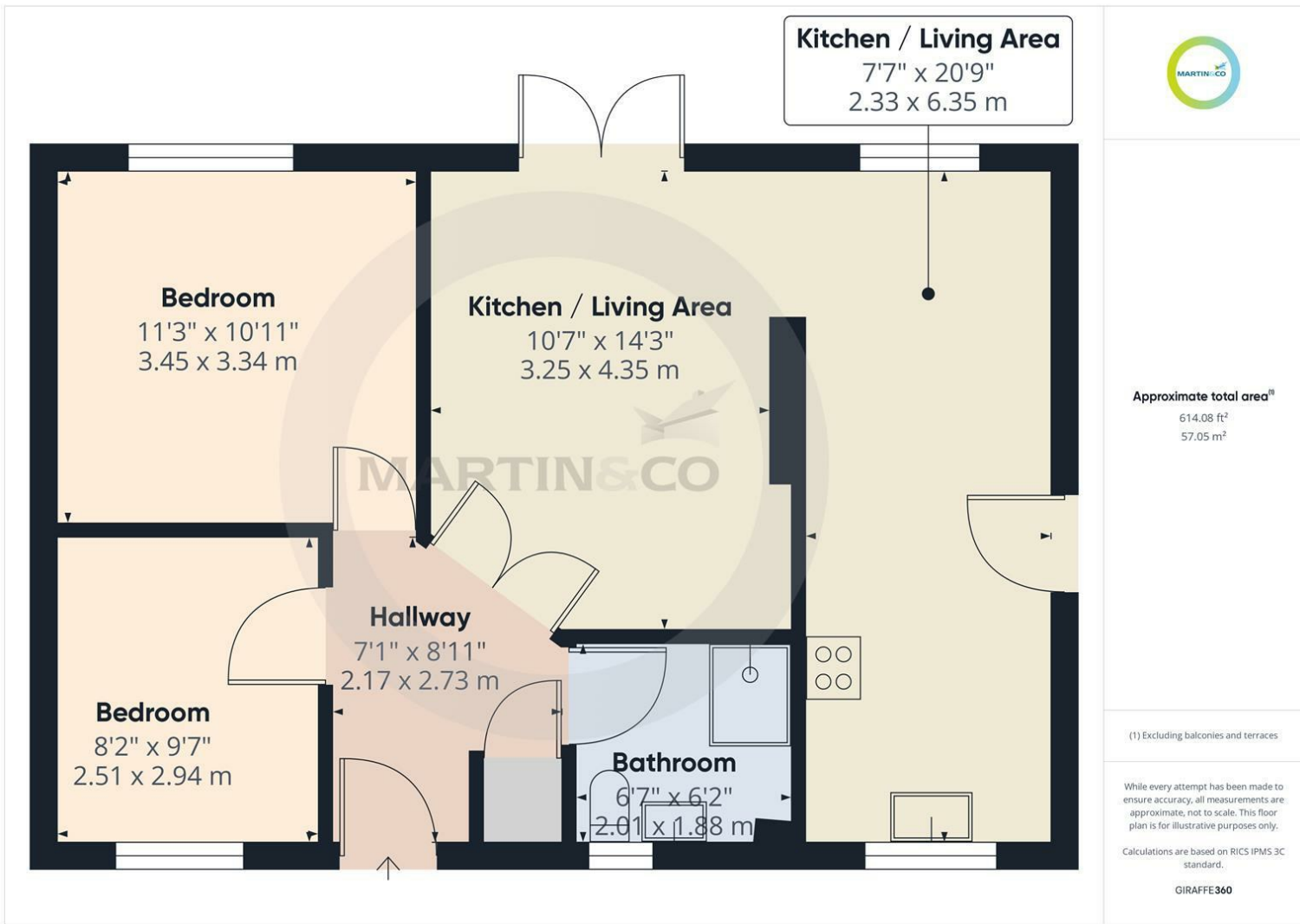
Shower Room

A three piece suite includes a spacious shower cubicle with tiled splashbacks, a unit housed hand wash basin and low flush W.C. There is coving to ceiling, a central heating radiator and UPVC double glazed frosted window to the front aspect and a tiled floor.

Outside

The bungalow occupies a particularly generous plot, surrounded by attractive low maintenance landscaped gardens to four sides. There is a driveway leading to the brick built detached garage having an up and over door, power and light. Viewing highly recommended.





Approximate total area⁽¹⁾
614.08 ft²
57.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Background User
5 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
01977 799550 . pontefract@martinco.com

01977 799550
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

