



Poplar Way, LEEDS LS13 4SU

welcome to

Poplar Way, LEEDS

Poplar Way is a popular residential location, well placed for:

Local schools,



Living Area

14' max x 10' 8" max (4.27m max x 3.25m max)

The living area is a great space with room for dining table and chairs. Patio doors to garden.

Kitchen

12' 11" max x 11' 11" max (3.94m max x 3.63m max)

Modern kitchen with wall, base and drawer units, sink and drainer, electric oven and hob, plumbing for washer.

Landing

Staircase leading to first floor.

Bedroom 1

11' max x 10' 9" max (3.35m max x 3.28m max)

Double bedroom with built in wardrobes, carpeted.

Bedroom 2

12' 3" max x 10' 9" max (3.73m max x 3.28m max)

Double bedroom being carpeted.

Bedroom 3

11' 2" max x 6' 2" max (3.40m max x 1.88m max)

Single bedroom / office room, built in cupboard, carpeted.

Bathroom

With bath and wash hand basin, tiled.

Wc

Separate WC

Loft Space

insulated.

Rear Garden

Private garden with lawned area, fenced.



view this property online williamhbrown.co.uk/Property/PDY116696



welcome to

Poplar Way, LEEDS

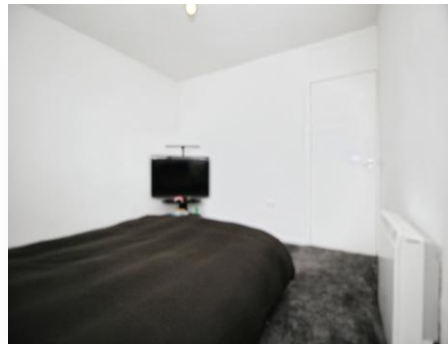
- Three well-proportioned bedrooms
- Lounge with patio doors opening onto the garden
- Private rear garden
- Convenient access to the Ring Road
- Close to local schools and amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116696



Property Ref:
PDY116696 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk