



## 12 Poplar Square, Farsley

Offers Over £180,000

# 12 Poplar Square

Farsley, Pudsey

Beautifully presented 2-bed end terrace with modern kitchen, stylish bathroom, wood burner, and no onward chain. Close to New Pudsey station and local amenities. Ideal for first-time buyers.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

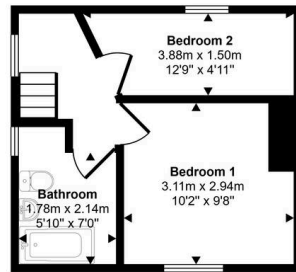
- Modern bathroom
- Walk-in shower
- Sleek bathroom fixtures
- Gas fire 'wood effect' burning stove
- Open plan living area
- Modern kitchen units
- Integrated oven and gas hob
- Ample natural light
- Traditional stone facade
- Private fenced outdoor area
- No Chain Sale
- Sought After location
- Close to New Pudsey Train Station
- Ideal First time buyer property
- Wealth of local amenities



Approx Gross Internal Area  
47 sq m / 504 sq ft



Ground Floor  
Approx 24 sq m / 254 sq ft



First Floor  
Approx 23 sq m / 250 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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