



**The Poplars, Knottingley WF11 0DE**

## Welcome to

### The Poplars, Knottingley

62 The Poplars is a smart three-bedroom detached home set on a generous corner plot in a popular Knottingley location. It offers a modern dining kitchen, a spacious feel throughout, and a large private garden ideal for entertaining. The property benefits from a detached garage and off road parking.



### **Entrance Hall**

With a composite front entrance door, window and gas central heating radiator.

### **Lounge**

11' 6" x 15' 1" ( 3.51m x 4.60m )

With a UPVC double glazed bay window to the front, wooden flooring, storage cupboard housing the boiler and a gas central heating radiator.

### **Kitchen**

14' 5" x 9' 9" ( 4.39m x 2.97m )

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, electric oven, gas hob, built in microwave, integrated fridge freezer, dishwasher and washing machine, hot water tap, extractor fan, gas central heating radiator, rear entrance door and a UPVC double glazed window to the rear.

### **Landing**

With a window to the side, shelved storage cupboard and access to the loft.

### **Bedroom One**

8' 3" x 11' 6" ( 2.51m x 3.51m )

With a window to the rear, sliding mirrored wardrobes and a gas central heating radiator.

### **Bedroom Two**

8' 1" x 9' 5" ( 2.46m x 2.87m )

With a window to the rear, built in sliding mirrored wardrobes and a gas central heating radiator.

### **Bedroom Three**

6' 1" x 6' 11" ( 1.85m x 2.11m )

With a window to the front and a gas central heating radiator.

### **Shower Room**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, chrome heated towel rail and a window to the rear.

### **Front Garden**

With a small lawned buffer garden to the front leading on to a great size block paved drive, detached garage and garden shed.

### **Rear Garden**

A large rear garden neatly laid to lawn, decked seating area, pergola seating area and timber fenced surround.



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## Welcome to

### The Poplars, Knottingley

- Offered for sale with no chain
- Three bedroom Detached Corner Plot
- Well Presented
- Modern Fitted Dining Kitchen
- Detached Garage

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118980 - 0002

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