



The Poplars | Guiseley | LS20 9PF

Asking price £305,000

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37 The Poplars | Guiseley
Leeds | LS20 9PF
Asking price £305,000

A beautifully presented semi-detached home enjoying fantastic views to the front and rear, nestled within a peaceful and sought after cul de sac that is located within easy reach of Guiseley Primary School and the train station.

With off-street parking for two cars and and thoughtfully designed, low maintenance gardens to the front and rear, this inviting home features and brand new kitchen that flows into a sizeable conservatory.

- Peaceful Cul-De-Sac Location
- Brand New Kitchen
- Private Rear Garden
- Off-Street Parking

With gas central heating, the accommodation comprises:

GROUND FLOOR

Enterance Hall

Accessed via a composite door and with a window to the side. A glazed door to:

Sitting Room

15'11 x 14'06 (max) (4.85m x 4.42m (max))

Featuring a feature fireplace and bowed window to the front elevation. There is also a fitted cloaks cupboard, understairs store cupboard and high quality laminate flooring throughout.



The property benefits from a highly-appointed, brand new kitchen with integrated appliances.



Kitchen

14'06 x 8'0 (4.42m x 2.44m)

A brand new kitchen comprising a good range of base wall units with coordinating work surfaces. Integrated appliances include a fridge freezer, dishwasher, oven, microwave and induction hob with hood over. Additionally there is an understairs cupboard and plumbing for a washing machine. Glazed double doors lead to:

Conservatory

10'06 x 11'03 (3.20m x 3.43m)

With an abundance of natural light and providing a pleasant outlook over the rear garden.

FIRST FLOOR

Landing

With a hatch to the loft and a window to the side.

Bedroom

14'0 x 8'04 (4.27m x 2.54m)

A generous double bedroom with stunning far reaching views.

Bedroom

10'02 x 8'03 (3.10m x 2.51m)

A second double bedroom with an open outlook to the rear elevation.

Bedroom

9'10 x 6'0 (3.00m x 1.83m)

With long distance views and a large linen cupboard providing additional storage.

Bathroom

6'02 x 5'11 (1.88m x 1.80m)

Comprising a 'P' shaped bath with a rainfall shower over plus glass screen, hand wash basin, W.C and heated towel rail.

OUTSIDE



Front Garden

With a shrub boarder and graveled area that could provide additional off-street parking.

Rear Garden

Featuring a well kept lawn, colorful raised flower bed, patio area and garden shed.

Driveway

Tarmac drive providing off-street parking for two cars.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

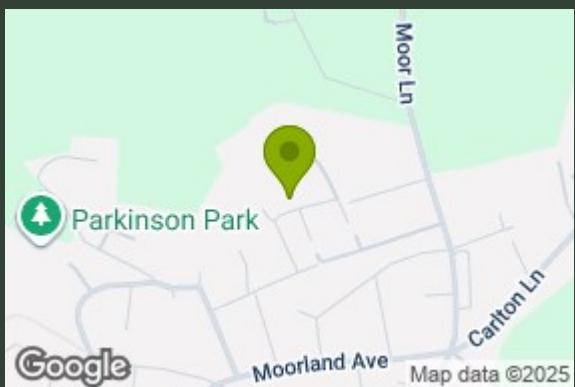
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



The gravelled front garden could be utilised as additional off-street parking.



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Conservatory
3.49 x 3.17m
11'5" x 10'5"

Kitchen
4.46 x 2.39m
14'8" x 7'10"

Sitting Room
4.46 x 4.80m
14'8" x 15'9"

Bedroom
2.55 x 3.06m
8'4" x 10'0"

Bedroom
2.55 x 4.27m
8'4" x 14'0"

Bedroom
1.75 x 2.99m
5'9" x 9'10"

First Floor

Ground Floor

Total Area: 80.2 m² ... 863 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	Current
(81-91) B	Potential
(69-80) C	85
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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