



Stoneacre
Properties

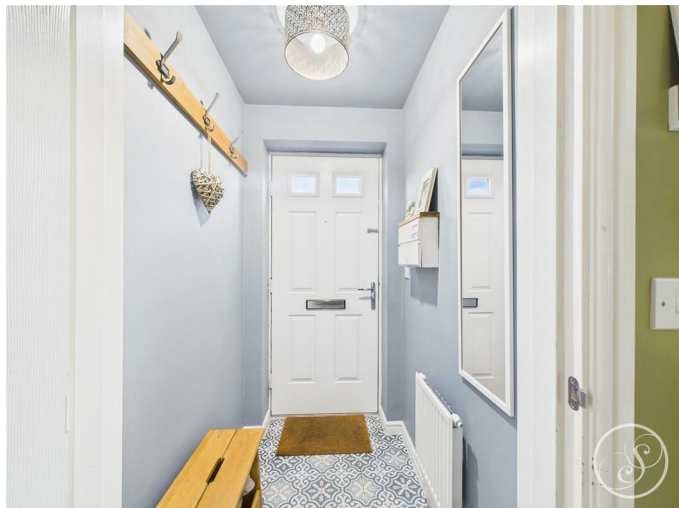


Poplar Place, Leeds, LS14 2FG

£300,000

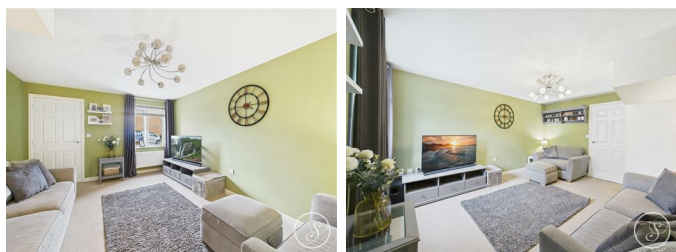
Offered for sale is this beautiful extended town house that is situated on a popular modern development. Located close to local amenities including shops, schools and transport links into Leeds City Centre, York and beyond. Comprising to the ground floor: entrance porch, lounge, guest wc and a wonderful extended kitchen/diner. To the first floor: two bedrooms and a bathroom. To the second floor is a master bedroom with access to a spacious ensuite. Externally to the front is two parking spaces. To the rear is a low maintenance garden that offers a lovely space for outdoor entertaining. Viewing are highly recommended.

Entrance Porch



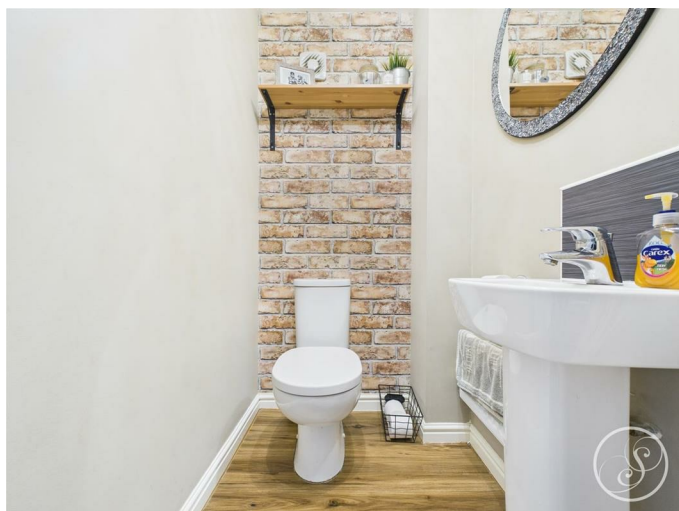
Door to front. Door into lounge.

Lounge



To the front is a double glazed window. Central heating radiator. Built in storage cupboard.

Guest WC



Fitted with a wc and wash hand basin.

Inner Hall

Staircase leading to first floor.

Kitchen/Diner



Fitted with a range of modern wall and base units incorporating a sink and drainer unit. Integrated fridge/freezer, washing machine and dishwasher. In

addition there is a gas hob with cooker hood over and a built in electric oven and microwave. A fantastic built in pantry provides an abundance of additional storage. To the rear bi folding doors lead out to the garden and there is ample space due to the extension for dining and entertaining.

First Floor Landing

Staircase leading to second floor.

Bedroom Two



To the front is a double glazed window. Central heating radiator.

Bedroom Three



To the rear is a double glazed window. Central heating radiator.

Bathroom



Fitted with a modern white suite comprising: bath with shower over, wash hand basin and wc.

Second Floor Landing

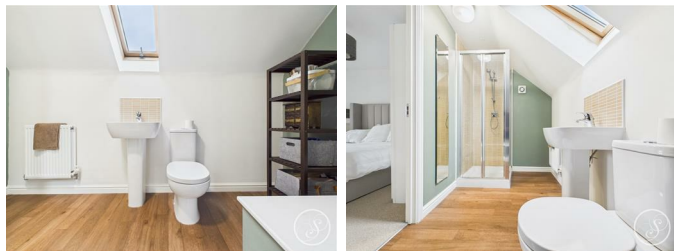
Built in storage cupboard.

Master Bedroom



To the front is a double glazed window. Central heating radiator. Access into ensuite.

Ensuite



Fitted with a shower, wash hand basin and wc.

External



To the front is parking for two cars. To the rear is a low maintenance garden that provides a beautiful space for outdoor entertaining.

Floor Plan



Approximate total area⁸⁵

85.9 m²

925 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

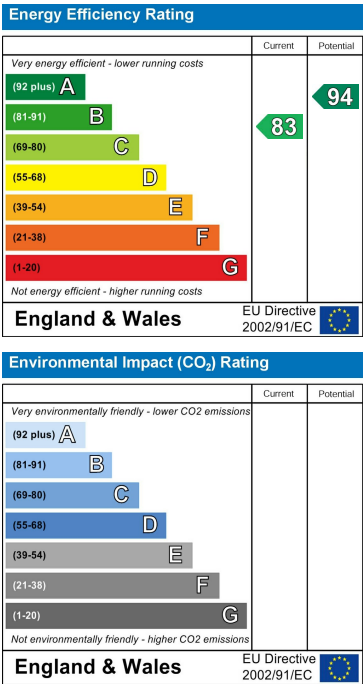
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Area Map



Energy Efficiency Graph



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