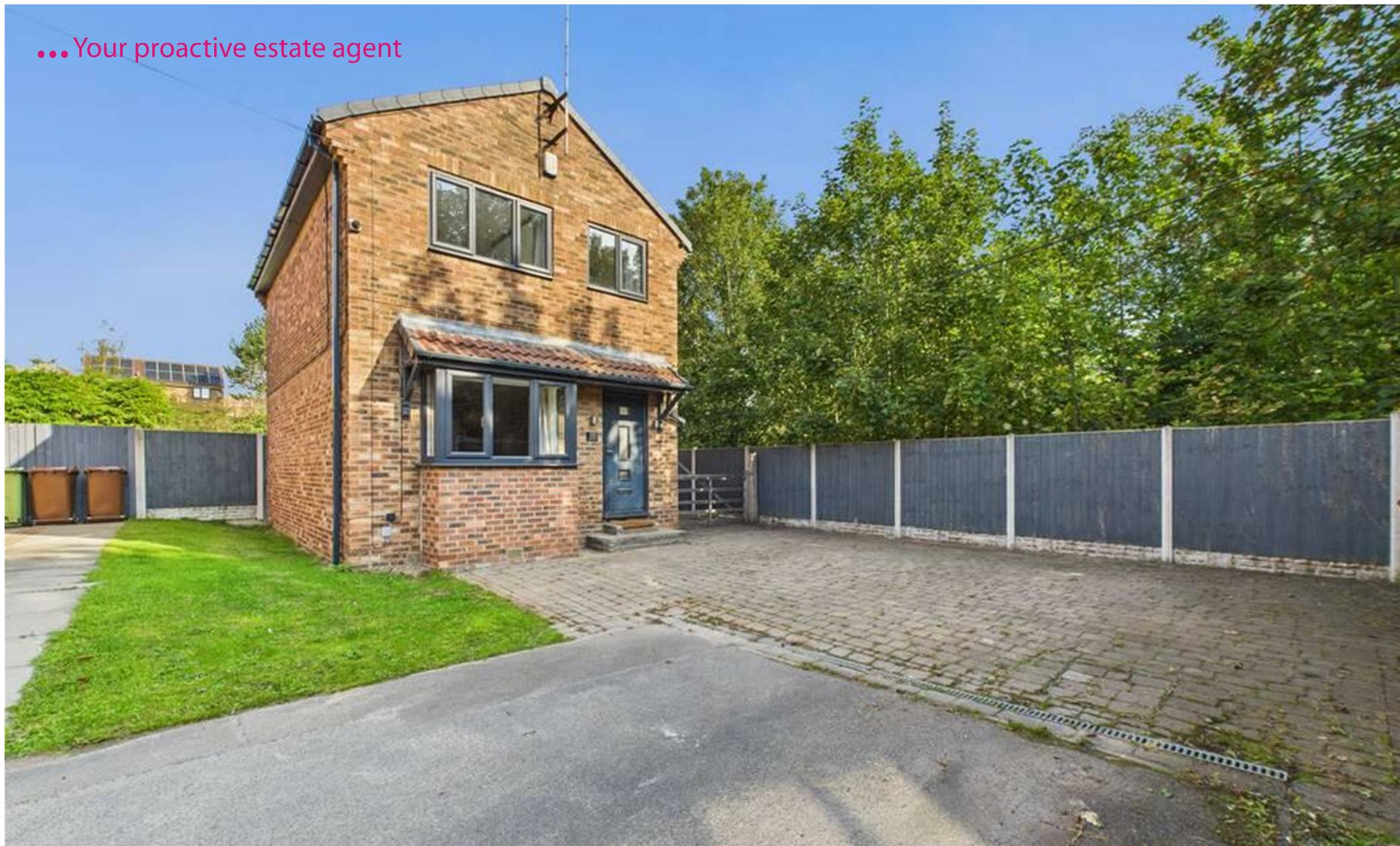


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**The Poplars, Knottingley, WF11 0DE**  
**Offers Over £240,000**





## Hallway

**1.27 x 2.10 m (4'2" x 6'10")**

This bright hallway provides a practical and welcoming entrance to the home. It is neutrally decorated and features a window that brings in natural light, creating an airy feel. The hallway leads directly into the living room and includes stairs ascending to the first floor.



## Living Room

**3.52 x 4.62 m (11'6" x 15'1")**

The living room is a welcoming space featuring a warm wood effect floor, which adds a touch of character and warmth. Large windows flood the room with natural light, enhancing the inviting atmosphere.



## Kitchen

**4.41 x 2.98 m (14'5" x 9'9")**

The kitchen is impressively spacious and contemporary, fitted with sleek grey units topped with light work surfaces. The kitchen benefits from an abundance of natural light from its multiple windows and includes modern appliances integrated seamlessly into the cabinetry such as hob, oven and microwave.



## Landing

**1.84 x 3.45 m (6'0" x 11'3")**

The landing area is a simple, light space providing access to all bedrooms and the bathroom on the first floor. It is carpeted and has a window at the top of the stairs allowing natural light to filter through.

## Main Bedroom

**2.52 x 3.52 m (8'3" x 11'6")**

The main bedroom offers a comfortable and relaxing space with a large window allowing natural light to fill the room. It features floral wallpaper on one wall, adding a stylish touch. Built-in wardrobes with sliding doors provide practical storage solutions, keeping the room tidy and uncluttered.



## Bedroom Two

**2.49 x 2.89 m (8'1" x 9'5")**

Bedroom Two is a good-sized room with a large window offering plenty of natural light. The room's neutral decor makes it a versatile space ready to accommodate a variety of uses. A radiator is positioned beneath the window for added comfort.



## Bedroom Three

**1.86 x 2.12 m (6'1" x 6'11")**

Bedroom Three benefits from a window that fills the space with natural light and has neutral décor, providing a blank canvas for personalisation.



### Shower Room

**1.85 x 1.88 m (6'0" x 6'2")**

The shower room is neat and practical, fitted with a walk-in shower, a contemporary basin set on a granite countertop, and a toilet with a contrasting black seat. Pale walls and a window provide a fresh and light environment, while dark shelving provides useful storage space.



### Garage

**4.86 x 2.77 m (15'11" x 9'0")**

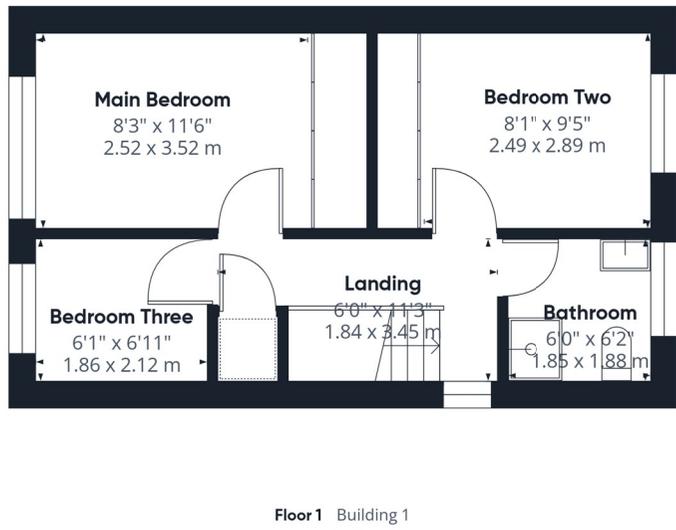
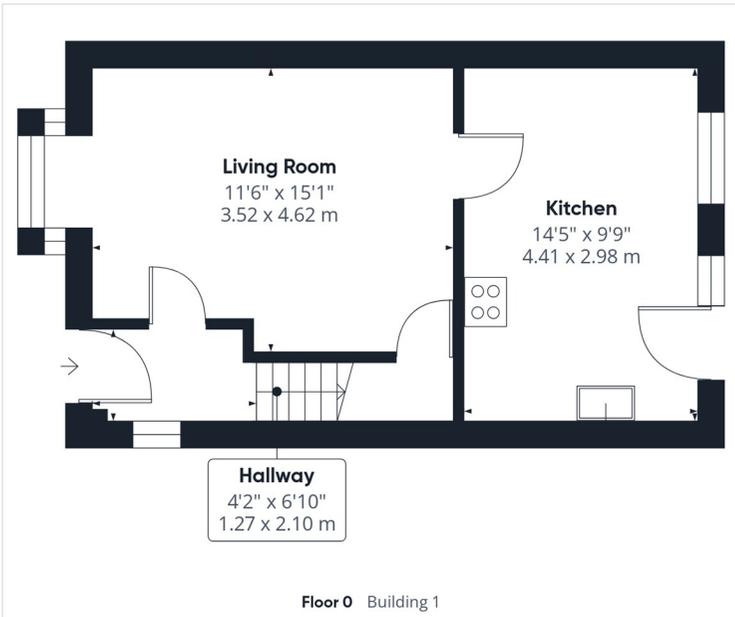
The garage is a detached structure situated to the side of the property, providing secure parking or storage. It benefits from easy access via a paved driveway that offers ample off-road parking space.



### External

The enclosed rear garden is a peaceful and private outdoor space featuring a neatly maintained lawn and a striking timber decked seating area under a pergola structure. The garden is enclosed by painted wooden fencing offering privacy and a secure environment, while a paved side path leads to a gate that provides external access. Set on a spacious plot, the front of the property is block paved, with a lawn to the side. A paved pathway down the side of the property leads to the rear garden.





Approximate total area<sup>m</sup>  
843 ft<sup>2</sup>  
78.2 m<sup>2</sup>

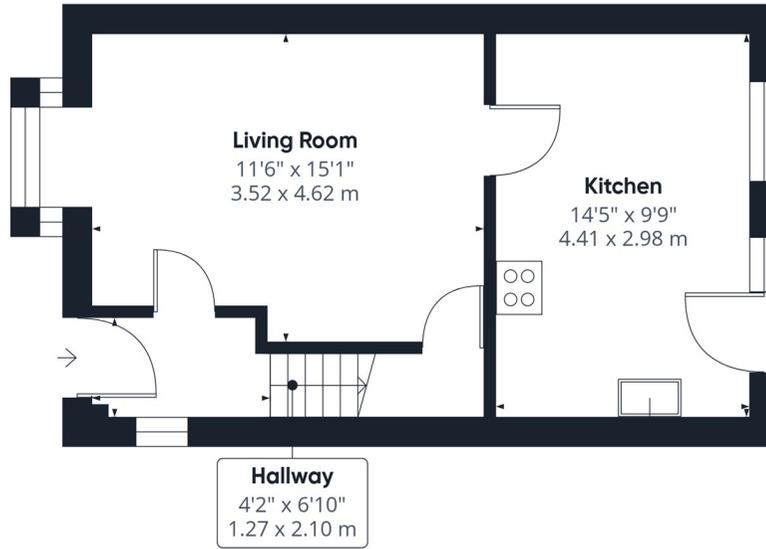
(1) Excluding balconies and terraces

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

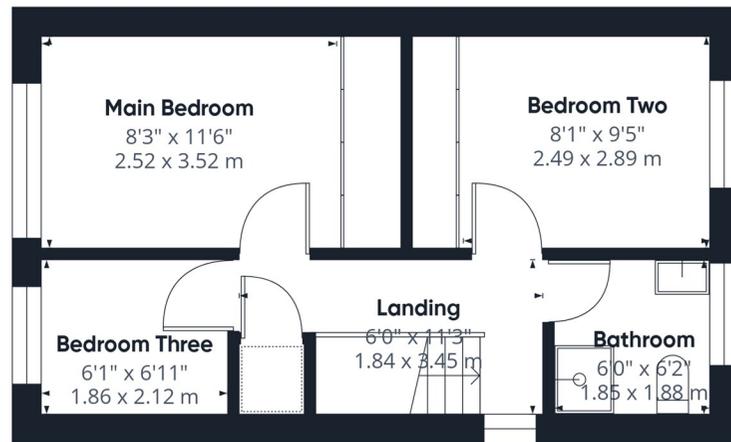
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Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>m</sup>  
694 ft<sup>2</sup>  
64.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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