



**Poplar Gardens, Leeds LS13 4SP**

**welcome to**

**Poplar Gardens, Leeds**

GUIDE PRICE £190,000 - £200,000

Full property rewire.

Updated kitchen and bathroom.



## Property Information

This well-presented and fully modernised three-bedroom mid-terrace home offers stylish, contemporary living throughout, making it an excellent choice for a wide range of buyers. Thoughtfully updated in recent years, the property combines modern finishes with practical design, creating a comfortable and move-in-ready home. Highlights include a recently fitted kitchen and bathroom, both finished to a high standard, alongside new carpets which add a fresh and cosy feel across the living spaces. The home has also benefited from significant structural upgrades, including a full rewire and the installation of electric heating and source pump, offering peace of mind and improved energy efficiency for years to come. Internally, the layout has been designed to maximise both space and light, with a spacious lounge diner ideal for relaxing evenings or entertaining guests, and well-proportioned bedrooms providing flexibility for families, home working, or additional storage. Externally, the property continues to impress with its low-maintenance rear garden, thoughtfully arranged to include a patio seating area and secure fencing, perfect for outdoor dining, children, or pets. The garden also benefits from gated rear access, adding convenience and practicality. To the front, there is on-street parking readily available, making day-to-day living straightforward. Overall, this is a fantastic opportunity to purchase a stylish, updated home that blends modern comforts with functional living,

### Entrance Porch Entrance Hall

Welcoming entrance hallway providing access to the main living areas, with useful understairs storage cupboard—ideal for coats, shoes, and household items.

### Lounge Diner

A bright and spacious open-plan lounge diner featuring:

Soft carpet flooring  
. Window to the front elevation allowing natural light.  
Stylish media wall with electric fire feature.  
French doors opening onto the rear garden.  
Convenient USB plug sockets.

A perfect space for both relaxing and entertaining.

### Kitchen

Modern and well-equipped kitchen fitted to a high standard, offering:

Sleek granite worktops  
Integrated microwave  
. Contemporary extractor fan  
. Breakfast bar for casual dining.  
USB plug sockets,  
Ample storage and workspace.

Designed for both practicality and style.

### Landing

Provides access to all first-floor rooms and includes:

Built-in storage cupboard.  
Loft access

### Bedroom One

A spacious main bedroom featuring

Brand new carpet.  
Built-in storage and shelving.

### Bedroom Two

Another generous double bedroom with:

Brand new carpet.  
Versatile space suitable for guests or family members.

### Bedroom Three

A good-sized single room benefiting from:

Built-in wardrobe/cupboard

Ideal as a child's bedroom, home office, or dressing room.

### Bathroom

Modern and stylish bathroom suite comprising:

Bath with shower over.  
Fully tiled walls and flooring  
Spotlights  
. Extractor fan.

Finished to a high standard for easy maintenance.

### External

A private, low-maintenance outdoor space featuring:

Patio seating area.  
Sleeper borders. Effective drainage.  
Fully fenced boundaries  
. New shed.  
Gated rear access.

Ideal for relaxing, entertaining, or family use.



**view this property online** [williamhbrown.co.uk/Property/PDY116872](http://williamhbrown.co.uk/Property/PDY116872)



welcome to

## Poplar Gardens, Leeds

- **\*\*GUIDE PRICE £190,000 - £200,000\*\***
- Recently fitted kitchen
- Rewired & Having Solor Panels
- Low maintenance garden with patio area
- Secure fencing

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£190,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williambrown.co.uk/Property/PDY116872](https://www.williambrown.co.uk/Property/PDY116872)



Property Ref:  
PDY116872 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 257 2014**



[Pudsey@williambrown.co.uk](mailto:Pudsey@williambrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



[williambrown.co.uk](https://www.williambrown.co.uk)