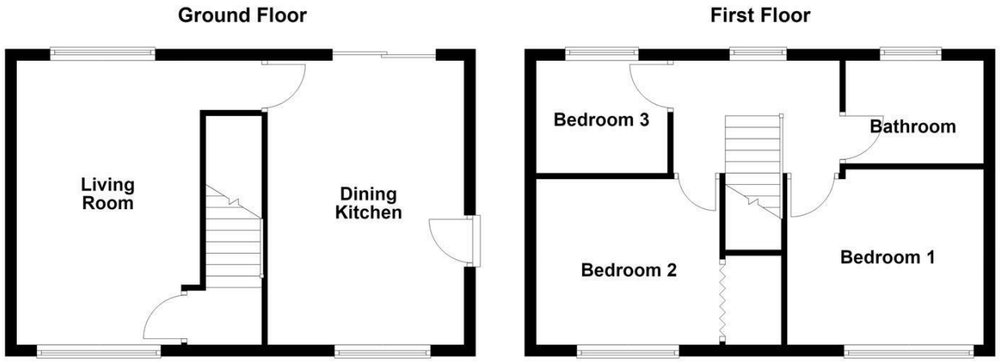
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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





41 The Poplars, Knottingley, WF11 0DE

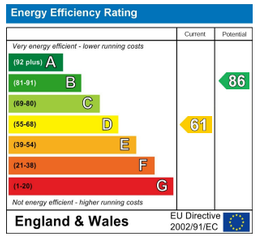
For Sale Freehold £250,000

Occupying an enviable corner position, tucked away at the head of a pleasant cul de sac, is this superbly presented three bedroom detached family home. Offering spacious and well proportioned accommodation throughout, the property benefits from attractive gardens, a contemporary kitchen diner, ample off road parking and a 1.5 garage, making it an ideal purchase for growing families and professional couples alike.

Benefitting from gas central heating and recently replaced UPVC double glazed windows, the property is approached via a welcoming entrance hall leading through to a spacious through lounge. This attractive reception room features a contemporary media wall and a useful understairs storage cupboard, providing an excellent space for relaxing and entertaining. The impressive dining kitchen is fitted to a high standard with a stylish range of contemporary grey gloss fronted units and integrated appliances. A window to the front elevation provides natural light, while French doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces. To the first floor are three well proportioned bedrooms, comprising two generous doubles and a further single bedroom, all served by a well appointed family bathroom. Externally, the property occupies a generous corner plot with lawned gardens to the front, driveway parking leading to a 1.5 extra large garage and an attractive rear garden featuring a covered patio, spacious lawn, gravelled seating area and an enclosed side storage area with timber shed.

Situated within this popular residential area of Knottingley, the property enjoys a peaceful cul de sac setting while remaining conveniently positioned for a range of local shops, schools and recreational facilities. Knottingley itself benefits from a railway station, supermarkets and everyday amenities, while a more extensive selection of shopping and leisure facilities can be found in nearby Pontefract. The national motorway network is also readily accessible, making the location particularly convenient for those commuting further afield.

An early viewing is highly recommended to fully appreciate the presentation, accommodation and enviable setting this superb property has to offer.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL
Contemporary style composite front entrance door with side screen leading into the entrance hall. Central heating radiator and staircase providing access to the first floor landing.

LIVING ROOM
16'4" x 10'5" (5.00m x 3.20m)
Bay window overlooking the front elevation, two central heating radiators and a further window overlooking the rear. Full width media wall with provision for a wall mounted television. Useful understairs storage cupboard.



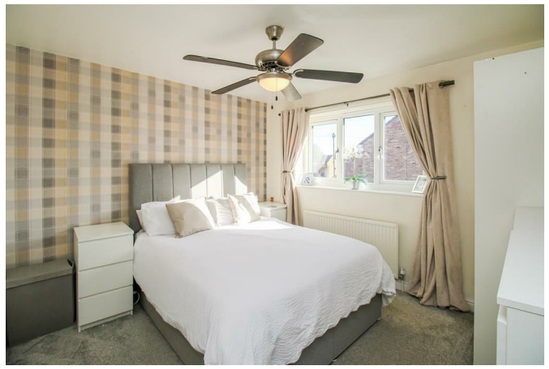
DINING KITCHEN
16'4" x 11'1" (5.00m x 3.40m)
Window overlooking the front elevation, double sliding French doors opening onto the rear garden and composite side entrance door. The kitchen area is fitted with a stylish range of modern grey gloss fronted wall and base units with marble effect laminate work surfaces over and matching upstands, incorporating a stainless steel sink unit. Four ring induction hob with stainless steel extractor hood above, built-in oven, integrated dishwasher, integrated washing machine, integrated tumble dryer and integrated fridge freezer. Double central heating radiator.





FIRST FLOOR LANDING
Window overlooking the rear elevation and loft access point.

BEDROOM ONE
11'5" x 9'10" (3.50m x 3.00m)
Window overlooking the front elevation and central heating radiator.



BEDROOM TWO
10'5" x 9'6" (3.20m x 2.90m)
Window overlooking the front elevation and central heating radiator. Provision for a wall mounted television and double fronted built-in wardrobe.



BEDROOM THREE
7'6" x 6'6" (2.30m x 2.00m)
Window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
8'6" x 5'10" (2.60m x 1.80m)
Fitted to a lovely standard with a modern white and chrome suite comprising panelled bath with Triton electric shower over, pedestal wash basin and low flush W.C. Part tiled walls, tiled flooring, chrome ladder style heated towel radiator and frosted window overlooking the rear elevation.



OUTSIDE
To the front is a well proportioned lawned garden together with a driveway providing off road parking. The driveway continues to a 1.5 extra large garage positioned to the rear. Immediately to the rear of the kitchen is a paved patio seating area with lean-to pergola. Steps lead up to a well proportioned lawn, with a raised gravelled seating area positioned in the corner. The enclosed gardens continue around the side of the property to a fenced and gated utility area, ideal for storing infrequently used items. There is also a useful timber garden shed.



COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.