

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**32 The Poplars, Knottingley, West Yorkshire, WF11 0DE**  
**Offers In Excess Of £240,000**

## Property Images



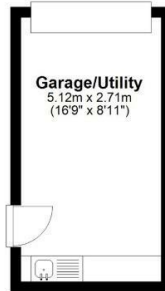
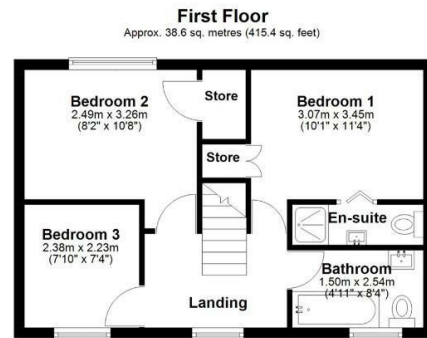
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## Property Images



## Floorplan



Total area: approx. 92.6 sq. metres (996.9 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 2 Receptions: 2

Tenure: Freehold

## THE SETTING

The Poplars enjoys a peaceful suburban setting while remaining conveniently positioned close to Knottingley town centre, where a range of everyday amenities can be found, including supermarkets, independent shops, cafes and local services. The location also provides excellent access to the nearby market towns of Pontefract and Castleford, both of which offer a wider selection of retail, leisure and dining options, including Xscape and Junction 32 outlet village. For families, the area is well served by a choice of primary and secondary schools within easy reach. The Poplars is also well placed for commuters, benefiting from convenient access to the A1(M), providing straightforward connections to Leeds, Wakefield, etc. Public transport links are also readily available, with local bus routes operating through the town and rail services from Knottingley railway station offering connections to surrounding towns and cities. Overall, the area combines a quiet residential atmosphere with excellent accessibility, making it an attractive location for a wide range of buyers.

## THE PROPERTY

Upon entering the property, you are greeted in the hallway. To the right upon entering is the spacious living room, complete with a front-facing window, which provides ample natural light. To the left of the hallway is the kitchen diner, which is fitted with wood-like wall and base units and space for a 4-6 seater dining table. This kitchen/diner further benefits from a large front-facing window and double patio doors leading to the garden. On the first floor of this property, there are three good-sized bedrooms. The main bedroom has a double bed and large wardrobes. This room further benefits from an ensuite comprising a WC, wash basin, and shower. The second bedroom currently houses a single bed, a gaming desk, and a chest of drawers for storage, but could fit a double bed. and the third bedroom fits a single bed and large wardrobes. This property could be quite versatile, with multiple bedrooms that can remain bedrooms if needed or be used as a dressing room, office space, children's playroom, etc. Lastly, on the first floor is the house bathroom, which comprises a WC, wash basin, and bath with an overhead shower; the bathroom further benefits from cabinets for storage.

At the front and side of this property is ample space for off-street parking, suitable for multiple vehicles, and a garage, which is ideal for extra storage but currently serves as a utility room with running water and electrics. At the rear is an extensive garden, accessed via the side gate, the rear patio doors, or the garage. This space features a large patio and a spacious lawn, which accommodate garden toys such as a swing set and a trampoline, as well as a shed for extra storage. This garden is perfect for relaxing after a long day or dining al fresco.

In summary, this property offers a perfect blend of space, style and convenience, is ideal for young or growing families and professionals alike.

Contact our office today to arrange a viewing!

## Features

• THREE BEDROOMS • SPACIOUS LIVING THROUGHOUT • KITCHEN DINER • TWO BATHROOMS • EXPANSIVE GARDEN • CLOSE TO LOCAL AMENITIES • OFF STREET PARKING FOR MULTIPLE VEHICLES • FREEHOLD • COUNCIL TAX BAND C • EPC RATING C