



**Poplar Terrace, West Cornforth, DL17 9EL**  
**2 Bed - House - Terraced**  
**Offers In The Region Of £70,000**

**ROBINSONS**  
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Upgraded & modernised to incorporate a 2025 re-fitted kitchen & 2025 re-fitted shower room; we are delighted to offer to the market this exceptionally well presented terraced house with two bedrooms, situated pleasantly within the family orientated location of Poplar Terrace, West Cornforth. This deceptively spacious home is the perfect purchase for first time buyers, but-to-let investors or those looking to downsize. Having easy access to all of the local amenities offered in & around the immediate area & within excellent commuting distance to all major road links & bus routes; the property also benefits from gas central heating & double glazing throughout. In brief, this tastefully decorated home comprises: entrance lobby with stairs to first floor, spacious lounge with 2025 re-fitted log burner & window to front elevation, an impressive 15ft (approximately) dining room, the 2025 re-fitted 'Howdens' kitchen with a range of modern wall & base units & a feature vaulted ceiling, rear lobby with access to rear & a ground floor cloaks/wc. The first floor landing provides access to two good sized bedrooms & the 2025 re-fitted shower room. Externally, there is an enclosed yard to rear with on-street parking to front & forecourt. We thoroughly encourage full internal inspection in order to fully appreciate the style, space & layout of this superb property for sale.

FREEHOLD  
EPC Rating: D  
Council Tax Band: A

#### **ENTRANCE HALLWAY**

**LOUNGE**  
12'10 x 12'10 (3.91m x 3.91m)

**DINING ROOM**  
15'1 x 10'8 (4.60m x 3.25m)

**KITCHEN**  
8'4 x 7'5 (2.54m x 2.26m)

**REAR LOBBY**  
5'6 x 3'6 (1.68m x 1.07m)

**GROUND FLOOR CLOAKS / WC**  
4'8 x 3'1 (1.42m x 0.94m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'11 x 12'1 (3.94m x 3.68m)

**BEDROOM TWO**  
10'9 x 7'9 (3.28m x 2.36m)

**BATHROOM**  
7'7 x 7'6 (2.31m x 2.29m)

#### **EXTERNALLY**

#### **DISCLAIMER**

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

#### **COMPLIANCE**

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.







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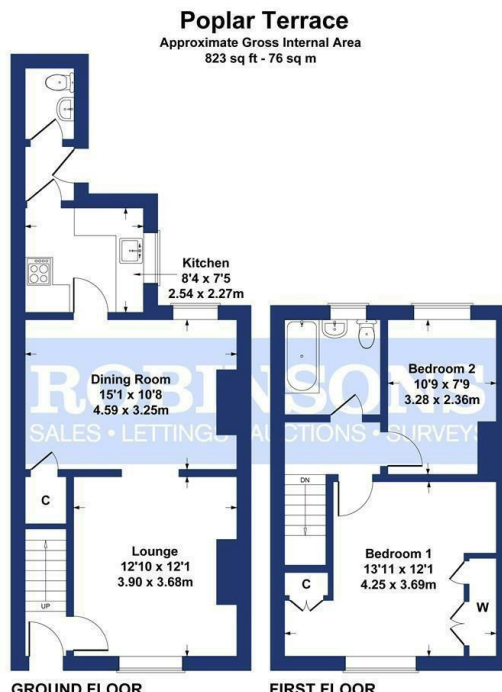
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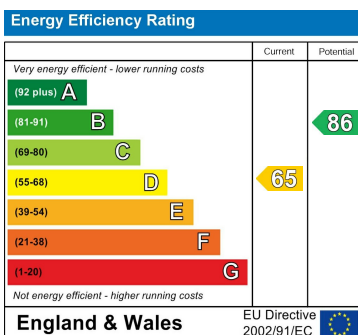
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020



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