



**The Poplars, Knottingley WF11 0DE**

**Welcome to**

**The Poplars, Knottingley**

\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\* A three-bedroom detached house in Knottingley with open-plan kitchen diner, conservatory, lounge, family bathroom, front garden with drive, enclosed rear garden, detached garage and brick outbuilding.



### **Entrance Hall**

With a door to the front and a gas central heating radiator.

### **Lounge**

16' 3" x 13' 11" ( 4.95m x 4.24m )

With two windows to the front and rear, under stairs storage cupboard, fire place and two gas central heating radiator.

### **Kitchen/ Diner**

16' 4" x 11' 2" ( 4.98m x 3.40m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless steel sink and drainer, breakfast bar, space for ranger cooker, extractor hood, integrated fridge freezer, washing machine, dishwasher, microwave, solid oak floor, boiler cupboard, window to the front, spot lights, part tiled, door to the side, open to conservatory and a gas central heating radiator.

### **Conservatory**

14' 6" x 10' 6" ( 4.42m x 3.20m )

With solid oak flooring, brick and UPVC constructed, double door to the rear and a gas central heating radiator.

### **Landing**

With access to the loft and a window to the rear aspect.

### **Bedroom One**

11' 5" x 10' 1" ( 3.48m x 3.07m )

With a window to the front and fitted wardrobes.

### **Bedroom Two**

10' 7" x 9' 7" ( 3.23m x 2.92m )

With a window to the front, sliding wardrobes and a gas central heating radiator.

### **Bedroom Three**

7' 7" x 6' 5" ( 2.31m x 1.96m )

With a window to the rear and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with over head electric shower, towel radiator, part tiled to walls, tiled flooring, a towel rail and window to the rear.

### **Front Garden**

A lawned garden and block paved driveway.

### **Rear Garden**

Block Paved, part stone wall, gravel beds and part fence.

### **Detached Garage**

A brick built out building and manual door.



***view this property online*** [williamhbrown.co.uk/Property/PON119016](http://williamhbrown.co.uk/Property/PON119016)



## Welcome to

## The Poplars, Knottingley

- \*\*\*GUIDE PRICE £230,000 - £240,000\*\*\*
- Three Bedroom Detached Home
- Tandem Driveway & Garage
- Train Station Close By
- Ideal Family Home

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£230,000 - £240,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON119016](http://williamhbrown.co.uk/Property/PON119016)



Property Ref:  
PON119016 - 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



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRACT, West Yorkshire,  
WF8 1AT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**