



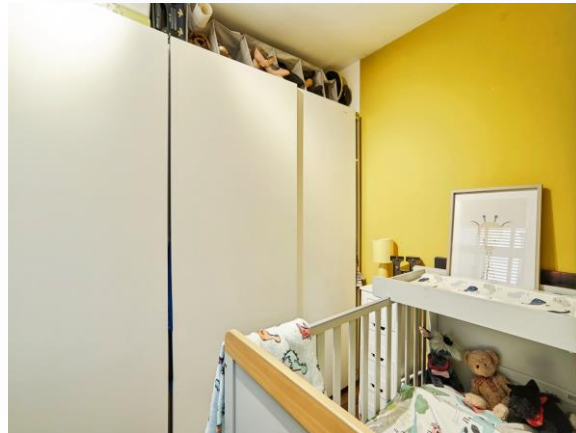
**Poplar Rise, Leeds LS13 4SQ**



**welcome to**

## **Poplar Rise, Leeds**

Three bedroom semi detached house situated in a popular residential location. Well presented throughout this family home with off street parking is sure to appeal to first time buyers and families alike.



## **Ground Floor**

### **Entrance Hall**

A Light and airy hall with exterior door, tiled floor which flows into the kitchen, radiator and stairs to the first floor accommodation and open to the dining area.

### **Kitchen**

A well presented kitchen fitted with a range of modern wall and base units with integrated appliances including a dishwasher, integrated wine cooler, built in fridge freezer, integrated microwave, gas hob with extractor over, ceramic sink, wall mounted boiler, a column radiator, double glazed window to the front aspect and tiled flooring.

### **Living Room**

A lovely main reception room with windows to the side and rear aspects, electric fire, radiator, and solid oak flooring which flows into the dining area.

### **Dining Area**

A useful second reception room open from the hallway with solid oak flooring and french doors leading to the rear garden.

## **First Floor**

### **First Floor Landing**

Having doors to the first floor rooms and a useful storage cupboard.

### **Bedroom One**

Good sized master bedroom with radiator and rear facing double glazed window with beautiful views of the valley.

### **Bedroom Two**

Rear facing double glazed window with beautiful views of the valley, radiator and wood laminate flooring.

### **Bedroom Three**

Double glazed window to the front aspect, radiator and wood laminate flooring.

### **Bathroom**

A modern bathroom fitted with a bath with shower over, WC and vanity unit with inset wash basin and useful storage. Tiled walls and floor.

## **Exterior**

To the front of the property is a paved area providing ample off street parking and driveway to the side leads to the detached garage with light and power.  
the rear garden has a paved patio area, lawn and views beyond.



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welcome to

## Poplar Rise, Leeds

- THREE BEDROOM SEMI DETACHED
- TWO RECEPTION ROOMS
- FULLY FITTED KITCHEN
- DRIVEWAY AND DETACHED GARAGE
- ENCLOSED REAR GARDEN

Tenure: Freehold

EPC Rating: C

Council Tax Band: A

offers over

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY116293 - 0006

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