

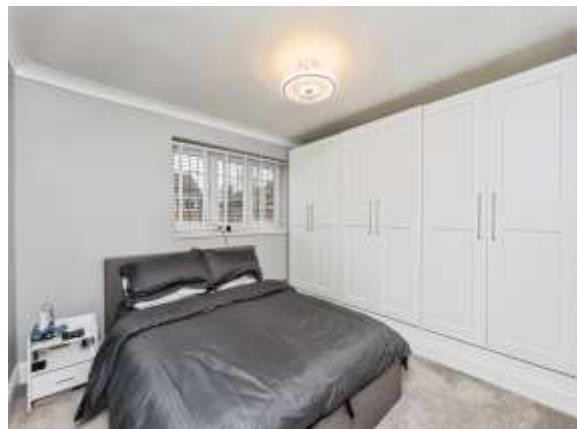


**The Poplars, Knottingley WF11 0DE**

**Welcome to**

**The Poplars, Knottingley**

\*\*\*GUIDE PRICE £240,000 - £250,000\*\*\* 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.



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Welcome to

## The Poplars, Knottingley

- \*\*\*GUIDE PRICE £240,000 - £250,000\*\*\*
- 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

**£240,000 - £250,000**



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Property Ref:  
PON119016 - 0003

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Please note the marker reflects the postcode not the actual property

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