



**The Poplars, Knottingley WF11 0DE**

**Welcome to**

**The Poplars, Knottingley**

\*\*\*GUIDE PRICE £210,000 - £220,000\*\*\* Well presented three bedroom semi-detached home in popular Knottingley development, featuring entrance hall, open plan lounge kitchen diner, conservatory, family bathroom, driveway, garage and enclosed rear garden.



### **Entrance Hall**

With a front entrance door, window to the side, tiled flooring and a gas central heating radiator.

### **Lounge**

11' 9" x 15' 7" ( 3.58m x 4.75m )

With a window to the front, laminate flooring, under stairs storage housing the boiler and open into the kitchen.

### **Kitchen**

14' 9" x 9' 11" ( 4.50m x 3.02m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, electric hob, electric oven, extractor hood, integrated washing machine, dishwasher, fridge freezer, ceramic sink and drainer, door to the rear, double door to the conservatory, tiled flooring and under floor heating.

### **Landing**

With a window to the side, over stairs storage and access to the loft with ladder.

### **Bedroom One**

10' 11" to wardrobes x 8' 2" ( 3.33m to wardrobes x 2.49m )

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

### **Bedroom Two**

11' 8" x 8' 3" ( 3.56m x 2.51m )

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

### **Bedroom Three**

6' 3" x 7' 3" ( 1.91m x 2.21m )

With a window to the front, laminate flooring and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, towel radiator, part tiled walls, laminate flooring and a window to the rear.

### **Front Garden**

with a driveway and EV charger.

### **Rear Garden**

A raised decking to the rear, lawn, Indian stone paved paths and a wooden fence surround.

### **Detached Outbuilding**

With brick, tile and electrics.



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## Welcome to

### The Poplars, Knottingley

- \*\*\*GUIDE PRICE £210,000 - £220,000\*\*\*
- Three Bedroom Semi-Detached House
- Open Plan Lounge/Diner/Kitchen
- Driveway and Garage
- Conservatory

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

guide price

**£210,000 - £220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119819 - 0002

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