



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.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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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: C
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 - 0003

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.

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