

## The Poplars, Knottingley



**Offers Around £170,000**



3



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Welcome to this three-bedroom semi-detached house located in the desirable area of The Poplars, Knottingley. This property offers a perfect blend of comfort and practicality, making it an ideal family home. One of the standout features of this home is the good-sized garden to the rear, which presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property benefits from a driveway, providing off-street parking for your convenience. Do not miss the chance to view this delightful home; it could be the perfect place for you and your family to thrive.



- Three bedroom semi detached house
- Good Sized Reception Room
- Kitchen Dining Room
- Three Bedrooms to the First Floor
- Gardens to the front and rear
- Driveway giving off street parking
- Cul de sac position
- Early viewing advised
- EPC grade E

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Entrance Hall

Upvc entrance door, window to the side, stairs to first floor and one central heating radiator.

### Lounge

15'4" x 10'5" (4.67 x 3.18)

To the front elevation with a feature bay window, understairs store cupboard, newly fitted carpet and one central heating radiator

### Kitchen/Diner

14'11" x 9'10" (4.55 x 3.00)

To the rear elevation with Upvc access door leading into the rear garden. There is a comprehensive range of newly fitted base and wall units in a white gloss finish with co ordinating grey work surfaces and grey tiled splash backs there is a stainless steel sink with mixer tap, plumbing for automatic washer and a free standing gas cooker. Newly fitted laminate flooring and one central heating radiator.

### Landing

Side window. Airing cupboard housing hot water cylinder tank and access to loft space.

### Bedroom 1

13'5" x 8'4" (4.09 x 2.54)

To the front elevation having newly fitted carpet and one central heating radiator

### Bedroom 2

11'9" x 8'4" (3.58 x 2.54 (3.59 x 2.55))

To the rear elevation having a newly fitted carpet and one central heating radiator.

### Bedroom 3

7'5" x 6'2" (2.26 x 1.88 (2.27 x 1.89))

To the front elevation. One central heating radiator

### Bathroom

6'3" x 6'3" (1.91 x 1.91)

Having a white suite comprising of panelled bath with shower fitment from the taps, pedestal wash hand basin and low flush WC. The walls are part tiled and there is one central heating radiator.

### Front Garden

Lawned area and paved driveway to the side providing off street parking and access to the rear garden.

### Rear Garden

Fully enclosed rear garden with paved patio area and a lawned area. There is a garden shed and a brick built out house which houses the gas boiler.

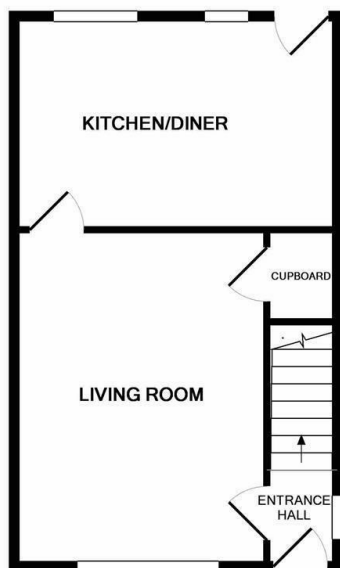
### Floor plan

### EPC

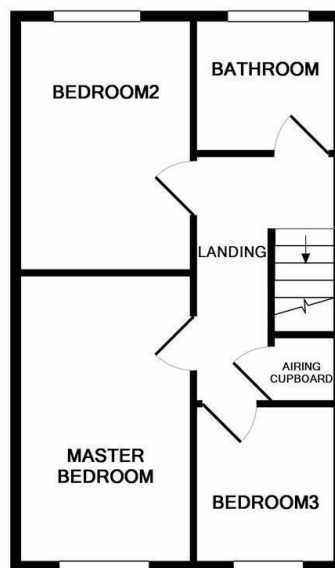




## Floor Plan



GROUND FLOOR




1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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