



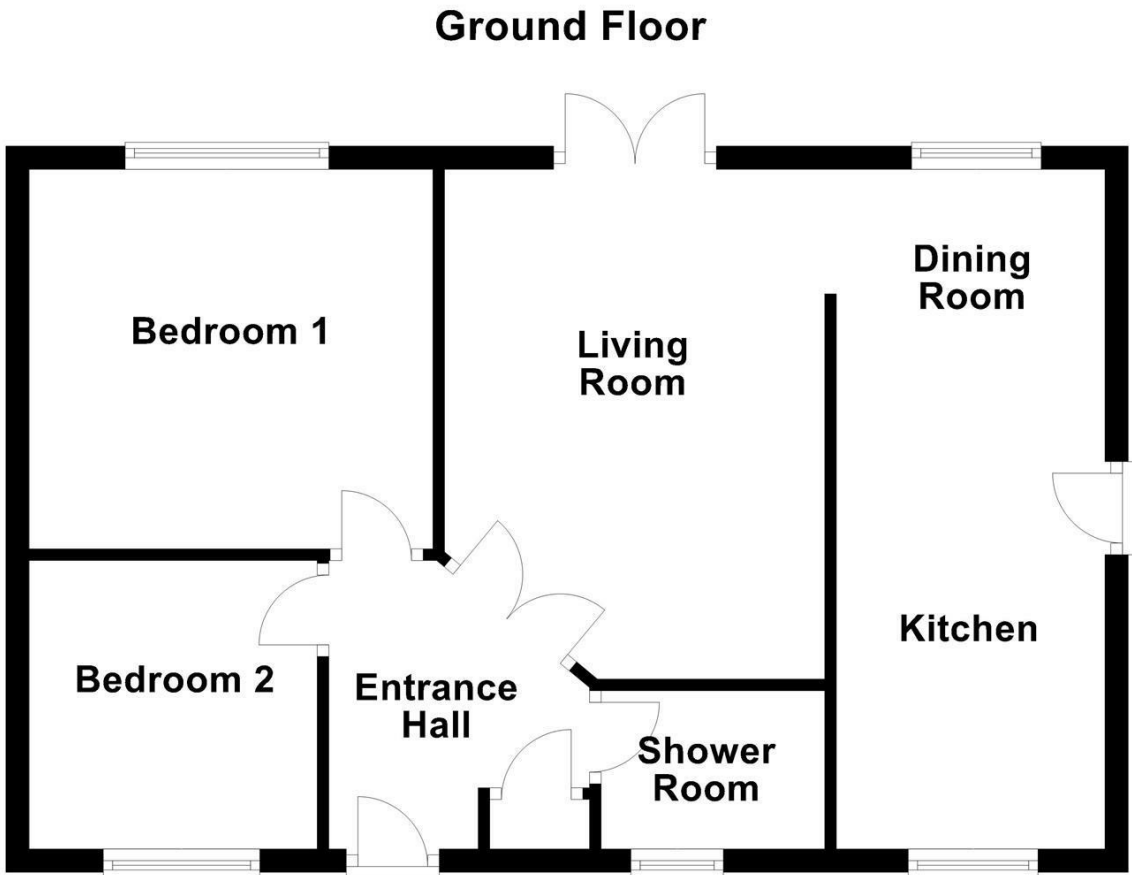
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01924 266 555

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01977 798 844



22 The Poplars, Knottingley, WF11 0DE

For Sale Freehold £199,995

Situated on this modern development is this two bedroom detached bungalow benefitting from spacious accommodation, ample off road parking and low maintenance gardens.

The accommodation briefly comprises of the entrance hall, two bedrooms, shower room/w.c., living room, dining room and kitchen. Outside to the front is a pebbled garden and driveway providing off road parking leading to the single detached garage. To the side of the property is a pebbled and paved area, fully enclosed by walls, low maintenance, with potential for extension subject to planning. To the rear is a low maintenance garden incorporating patio areas, pebbled areas and mature trees, surrounded by timber fencing.

The property is situated within close proximity to local amenities such as shops and schools. Both the A1 and M62 motorways making it ideal for any commuter and Knottingley Train Station is only a short drive away.

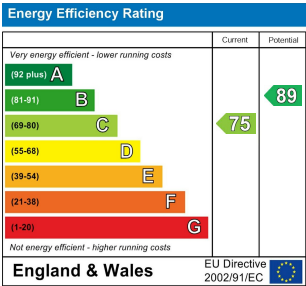
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door, central heating radiator, loft access, doors to a storage cupboard, living room, shower room and two bedrooms.

BEDROOM ONE

11'4" x 10'9" [3.47m x 3.3m]

UPVC double glazed window to the rear, central heating radiator, range of fitted wardrobes and storage units.



BEDROOM TWO

8'2" x 9'8" [2.5m x 2.96m]

UPVC double glazed window to the front and central heating radiator.



SHOWER ROOM/W.C.

6'7" x 6'2" [2.02m x 1.88m]

Concealed cistern low flush w.c., ceramic wash basin with mixer tap and shower cubicle with electric shower. Spotlights, coving to the ceiling, UPVC double glazed frosted window to the front and central heating radiator.



LIVING ROOM

14'4" [max] x 11'1" [min] x 6'11" [4.38m [max] x 3.4m [min] x 2.13m]

Set of UPVC double glazed French doors to the rear garden, central heating radiator, coving to the ceiling, dado rail and an opening through to the dining room.



DINING ROOM

7'7" x 9'4" [2.33m x 2.85m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, dado rail, spotlights and an opening through to the kitchen.



KITCHEN

7'7" x 11'3" [2.33m x 3.45m]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Integrated oven, four ring electric hob with extractor hood, space and plumbing for a washing machine and space for a fridge/freezer. UPVC double glazed window to the front, UPVC double glazed door to the side and spotlights.

OUTSIDE

To the front of the property is a low maintenance pebbled garden with paved pathway leading to the front and side door. A tarmacadam driveway provides off road parking leading to the single detached garage with up and over door. To the rear is a low maintenance garden incorporating pebbled areas with planted beds and mature tree, paved and decked patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.