



CROWN

ESTATE AGENTS

Poplar Grove, Knottingley



£800 Per Month



3



1



1



72

Located in Knottingley, this terraced house is close to local amenities, including shops, schools, and parks. Ideal for families or those seeking extra space. The area is well-connected, with excellent transport links to nearby towns and cities, making it a convenient choice for commuters.

Don't miss the chance to make this lovely property your new home!



- Well presented
- Lounge
- Good Sized Kitchen
- Three Bedrooms
- Front and Rear Garden
- Double glazed
- Gas central heating throughout
- Council Tax Band A
- EPC Grade D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Front

With a lawned area and pathway leading up to the front door with glazed window.

Lounge

17'4" x 11'10" (5.28 x 3.61)

PVCu window to front, fireplace with timber surround and gas central heating radiator.

Kitchen/Diner

20'7" x 9'10" (6.27 x 3.00)

Single sink drainer. Worksurfaces with fitted units, drawers and cupboards. Plumbing for washing machine. Built in oven with gas hob and extractor hood. PVCu french windows, PVCu window to rear and gas central heating radiator.

Landing

Access to loft.

Bedroom One

14'4" x 11'6" (4.37 x 3.51)

PVCu window to front and gas central heating radiator.

Bedroom Two

11'6" x 11'1" (3.51 x 3.38)

PVCu window to rear and gas central heating radiator.

Bedroom Three

8'10" x 8'1" (2.69 x 2.46)

Built in cupboard, PVCu window to front and gas central heating radiator.

Bathroom

8'5" x 5'7" (2.57 x 1.70)

Low flush WC with wash hand basin. Panelled bath with shower over. Two PVCu frosted windows, extractor fan and gas central heating radiator.

Rear Garden

Paved area and lawn. Parking area with twin gates.

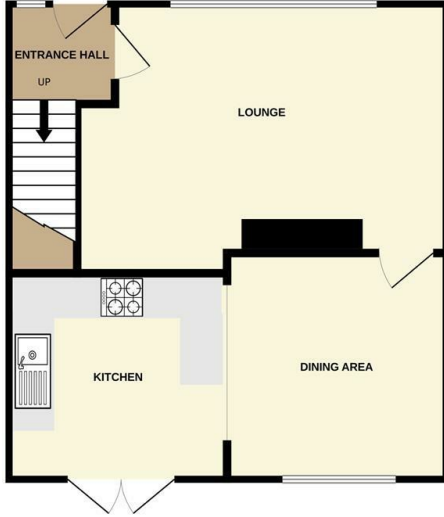
Front Garden

Mainly of lawn with foot way into the property.

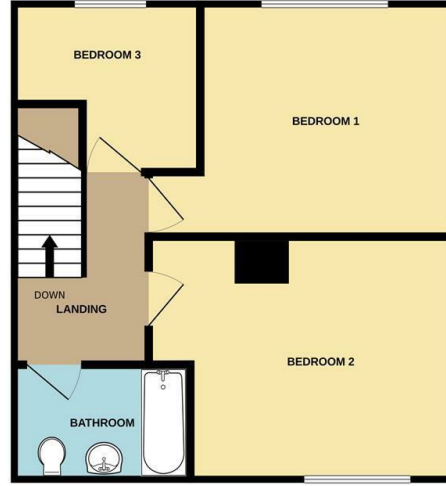


Floor Plan

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq.ft. (80.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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