

MoveNow Properties



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FOR SALE

Poplar Avenue, Wakefield,

WF2 9DG

5 Bedroom, Detached Home

£595,000



Movenowproperties are thrilled to present this exceptional five-bedroom detached family home. Thoughtfully extended at the rear, this home showcases a stunning blend of high-quality fixtures and fittings, all meticulously maintained and beautifully presented. The property boasts a spacious and private rear garden, perfect for family living and outdoor entertaining. This is a home that truly needs to be seen to be fully appreciated.

- Spacious 5-bedroom detached home offering privacy and comfort
- Immaculately presented, thoughtfully designed, and meticulously maintained
- Bright and airy kitchen/sunroom featuring high-end Neff integrated appliances
 - Elegant bifold doors opening onto the garden from the kitchen
- Larger than average garage with power, lighting, and an electric door
 - Stylish and functional downstairs WC and utility room
- Two generous reception rooms perfect for entertaining or relaxing
- Three luxurious bathrooms, including two ensuite for added privacy
 - No onward chain, ensuring a smooth and stress-free purchase
 - Fully serviced house alarm system for peace of mind

Entrance Hall

A welcoming space featuring a modern composite entrance door, with a pleasant hall area and double-glazed window offering views to the side. The hallway includes a radiator, carpeted stairs leading to the first floor, and doors to the utility room and living room/dining room. A handy under-stairs storage area provides space for a vented or condensing dryer.

Utility Room

Measurements: 11'5" x 7'11" (3.49m x 2.42m)

Originally the home's kitchen, this spacious utility area boasts a stable door opening to the front of the property, a Velux window, and a cast-iron radiator. It is fitted with base units, a complementary work surface with upstands, large cupboards with power, and an integrated 1.5 sink and drainer. The room also offers plumbing for a washing machine, space for a fridge freezer, and tiled flooring.



Living Room

Measurements: 11'11" x 10'11" (3.63m x 3.34m)

The living room exudes comfort with carpeted flooring, a large double-glazed bay window overlooking the front, and a cast-iron radiator. A Dimplex electric fire with a modern surround completes the cosy ambience.



Dining Room

Measurements: 11'7" x 10'11" (3.52m x 3.32m)

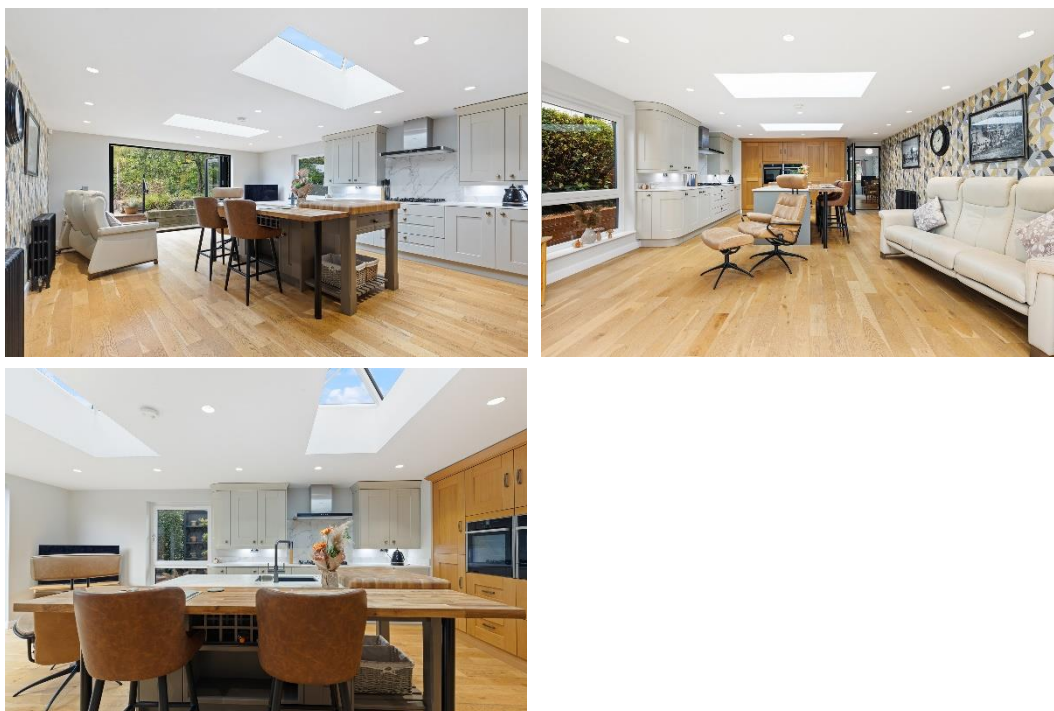
The dining area features solid oak flooring, a large aluminium glass door leading to the kitchen/sunroom, a cast-iron radiator, and a multi-fuel burner, perfect for gathering and entertaining.



Kitchen / Sunroom

Measurements: 22'3" x 16'0" (6.77m x 4.87m)

The Laura Ashley kitchen with engineered wood flooring is a stunning space featuring a blend of Linton and Whitby kitchen designs. It offers an array of wall and base units with Dekton work surfaces and upstands, along with a solid oak breakfast bar. Integrated appliances include a NEFF 5-ring gas hob with cooker hood, NEFF hide-and-slide oven, combination microwave oven, warming drawer, full-height fridge and freezer, and a dishwasher. The kitchen also boasts two Atlas roof lanterns, tilt-and-turn double glazed window and bifold doors with integral blinds, which open out to the rear garden. The space is warmed by two cast-iron radiators.



Bedroom Two (Ground Floor)

Measurements: 16'10" x 13'6" (5.12m x 4.12m)

A comfortable double bedroom located on the ground floor, with carpeted flooring and patio doors that open onto the enclosed garden. The room also features a radiator and a tilt-and-turn double-glazed window overlooking the side.



Ensuite (Bedroom Two)

Measurements: 9'8" x 5'10" (2.95m x 1.78m)

This modern ensuite is beautifully designed with a large walk-in shower, a glass shower screen, and a waterfall showerhead. The walls are partially tiled, and the ensuite includes a low-flush WC with a concealed system and an Ambience Bain stylish washbasin with storage, a mirrored shelving unit with lighting, and a Bisque Hot Spring radiator. A lantern roof light brings in natural brightness.



Downstairs WC

Measurements: 8'1" x 4'10" (2.47m x 1.48m)

This convenient downstairs WC with engineered oak flooring, features and Novellini bathroom furniture comprising a washbasin and mixer tap. The walls are partially tiled, and there is a radiator for added comfort.



Stairs and Landing

The staircase, featuring carpet flooring and a handrail, leads to the first-floor landing. A double-glazed window overlooks the side, and a loft hatch provides access to partially boarded storage with lighting. Doors from the landing lead to the family bathroom and four additional bedrooms.

Master Bedroom

Measurements: 14'10" x 12'0" (4.52m x 3.66m)

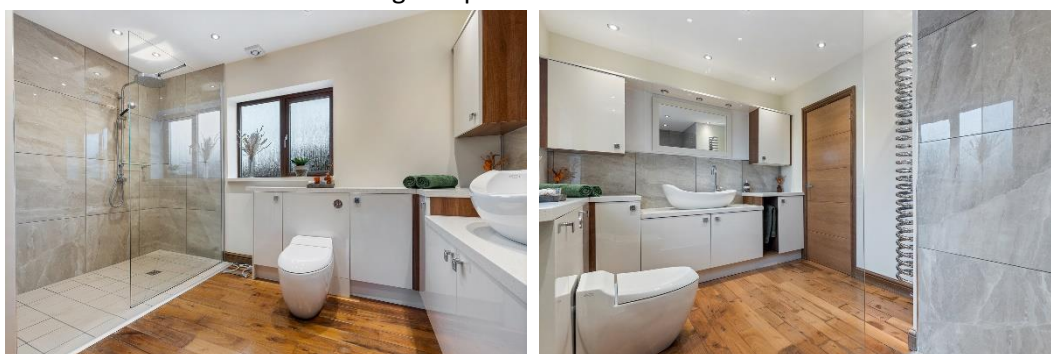
A spacious double bedroom with carpeted flooring, ceiling coving, and a Bisque low level radiator. A large double-glazed window floods the room with natural light, and ample fitted wardrobes provide excellent storage space.



Ensuite (Master Bedroom)

Measurements: : 11'11" x 8'2" (3.64m x 2.49m)

The master ensuite is generously sized, with a large walk-in shower featuring a glass screen, waterfall showerhead, and chrome taps. The space also includes a concealed WC cistern, a luxurious Jacuzzi Pininfarina washbasin and matching freestanding chrome mixer tap, all set in a sleek modern vanity. Recessed spotlights, Bisque Hot Spring radiator and solid walnut flooring complete the room.



Bedroom Three

Measurements: 11'11" x 10'11" (3.64m x 3.34m)

A bright and spacious double bedroom with carpeted flooring, a large double-glazed window overlooking the front, a radiator, and fitted wardrobes with sliding doors. The room is finished with ceiling coving.



Bedroom Four

Measurements: 10'11" x 8'5" (3.34m x 2.57m)

This comfortable double bedroom features carpeted flooring, a radiator, and a fitted wardrobe with sliding doors. The large double-glazed window offers peaceful views of the rear garden.



Bedroom Five

Measurements: 7'9" x 6'8" (2.36m x 2.02m)

A versatile single bedroom with carpeted flooring, a radiator, and a clear double-glazed window overlooking the front. Recessed spotlights brighten the space, and a cleverly designed single bed with storage makes excellent use of the small bulkhead.



Family Bathroom

Measurements: 7'9" x 6'7" (2.36m x 2.01m)

This modern family bathroom showcases black fixtures, a corner bath with an overhead waterfall shower, a glass shower screen, sleek tiling and a low-flush WC. The washbasin is set in a stylish vanity unit with a mixer tap, and recessed spotlights illuminate the space. A frosted double-glazed window offers privacy while overlooking the rear.



Garage

Measurements: 21'11x 12'1" (6.67m x 3.68m)

A larger-than-average garage with an integral door and an electric garage door, complete with power and useful storage space. Additional storage is available above the utility area, which features base units and a sink with a mixer tap.

Outside

The property is set back from the road with a private driveway offering off-road parking, bordered by well-established shrubs in raised beds. The garage is equipped with a security light for added safety.

To the rear, the south-west-facing garden is a tranquil retreat, featuring mature fruit trees, well-established shrubs, and perennials. A raised patio with Indian stone provides a perfect seating area, while two sheds, a greenhouse, two water taps, and an outdoor socket add functionality. The garden is enclosed by fenced boundaries and illuminated by exterior lighting surrounding the entire property.



Extensions

A side extension was completed in 2009, with a rear extension added in 2020, further enhancing the property's living space.

Tenure: Freehold

Council Tax Band D

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

Broadband connection Fibreoptic

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road and garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Viewings

For further information or to arrange a viewing please contact our offices directly.

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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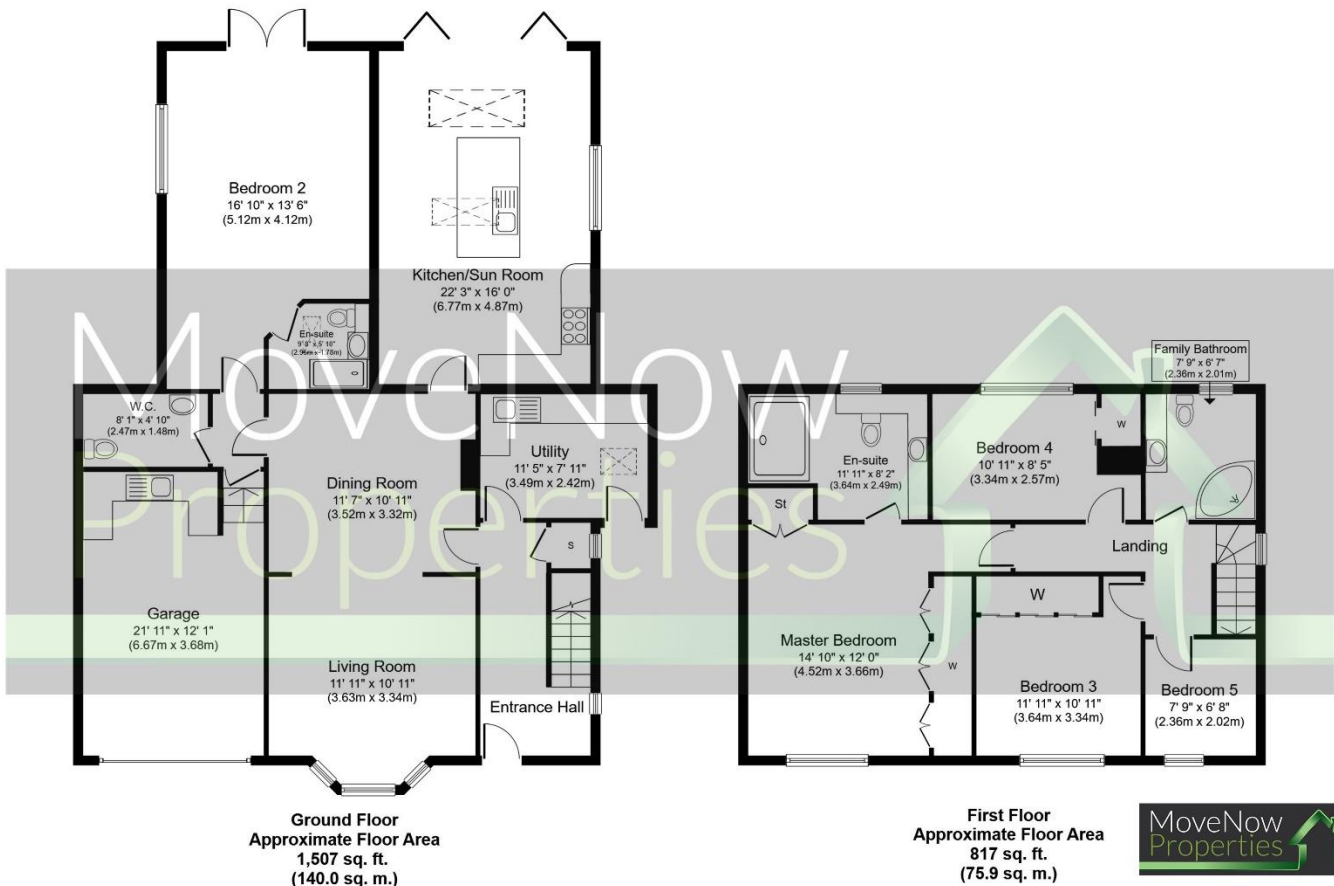
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Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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