

MoveNow Properties



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FOR SALE

Poplar Avenue, Wakefield,

WF2 9DG

4 Bedroom, Detached Home

£525,000 OIEO



Movenowproperties are thrilled to present this exceptional four-bedroom detached home. This spacious and versatile property truly must be viewed to be fully appreciated. Located behind private electric gates, the home boasts a large driveway, a beautifully landscaped enclosed garden, and multiple outdoor entertainment spaces—including a fully equipped bar and luxurious hot tub. Inside, you'll find four generous double bedrooms, three stylish bathrooms, three reception rooms, a modern kitchen, utility room, and a downstairs WC—offering the perfect blend of comfort and sophistication.

- Stunning Four-Bedroom Detached Home
- Three Stylish Bathrooms & Downstairs WC
 - Spacious Utility Room
- Three Elegant Reception Rooms
 - Beautifully Enclosed Garden
- Private Driveway, Carport & Garage
 - Peaceful & Desirable Location
- A Home That Must Be Seen to Be Fully Appreciated

Accommodation Briefly Comprises:

Entrance Porch

Upon entering through the composite entrance door, the welcoming porch features floor-to-ceiling frosted side glass and colourful glass panels overlooking the side, a stylish mosaic-tiled floor, and a radiator. A door leads into the main hallway.

Entrance Hall

A spacious entrance hall which includes a double glazed window overlooking the front, radiator and useful under-stairs storage cupboard.



Living Room

Measurements: 14'11 x 11'8" (4.54m x 3.56m)

The living room is a charming and inviting space with plush carpet flooring, a traditional picture rail, a cosy log burner, and a large double-glazed bay window that floods the room with natural light while overlooking the front private drive.



Second Living Room / Dining Room

Measurements: 22'0" x 13'4" (6.70m x 4.07m)

This second living room and dining area are located at the rear of the property. Offering a spacious and versatile sitting and dining space with a media wall designed to accommodate a TV and soundbar, an electric fire, and floor-to-ceiling windows that showcase stunning views of the rear garden. Patio doors open directly onto the outdoor space, enhancing the connection between indoor and outdoor living.



Study

Measurements: 11'2" x 8'11" (3.40m x 2.72m)

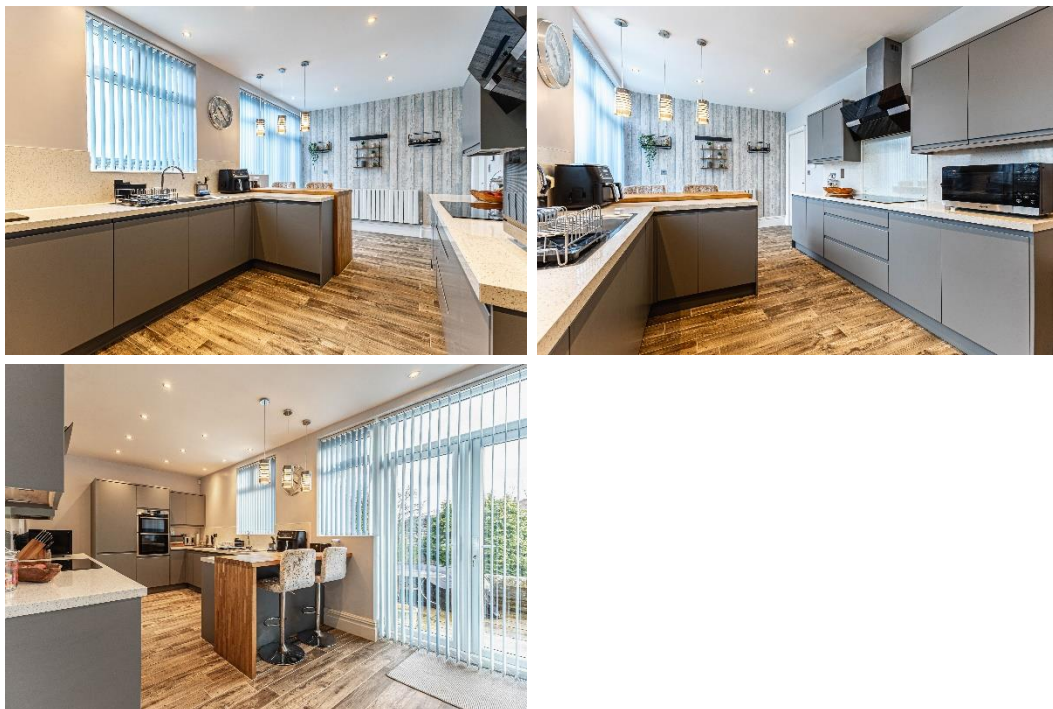
A third reception room provides a peaceful and functional workspace, playroom or third sitting room with a view of the front garden.



Kitchen

Measurements: 18'5" x 9'3" (5.61m x 2.82m)

The modern and well-presented kitchen is fitted with a wood-effect tiled flooring, a range of wall and base units, complemented by stylish work surfaces and splashbacks. It includes a five-ring induction hob with a cooker hood above, a modern radiator, recessed spotlights, and integrated appliances such as a full-height fridge and dishwasher. A sink and drainer with a mixer tap sit beneath a double-glazed window overlooking the rear garden. Patio doors lead out to the enclosed rear garden, making it a perfect space for cooking and entertaining. Adjacent to the kitchen is a convenient utility Room



Utility Room

Measurements: 8'3" x 8'1" (2.51m x 2.46m)

The spacious utility room provides additional storage and workspace, with plumbing for a washing machine, space for a dryer, and room for an extra fridge freezer. Recessed spotlights and a frosted-glass external door leading to the side complete this practical space.



Downstairs WC

A modern downstairs WC, conveniently located off the main living areas, features wood-effect tile flooring, stylish wall tiling, a contemporary low-flush WC, and a washbasin set in a modern vanity unit.



Stairs & landing to first floor

A carpeted staircase with a handrail leads to a spacious first-floor landing, which features a radiator and a double-glazed window overlooking the front.



Master Bedroom

Measurements: 17'3" x 9'0" (5.27m x 2.27m)

The master bedroom is a beautifully designed double room with carpet flooring, a large double-glazed window overlooking the front, a radiator, and a door leading to a private en-suite bathroom.



En-Suite

Measurements: 8'9" x 5'7" (2.67m x 1.69m)

The en-suite is fitted with sleek floor and wall tiling, a toilet and wash basin set in a modern vanity unit, a double walk-in shower, recessed spotlights, a frosted double-glazed window overlooking the rear, and a radiator.



Bedroom 2

Measurements: 13'7" x 12'4" (4.13m x 3.77m)

The second bedroom is another generously sized double with carpet flooring, a radiator, and a large double-glazed window overlooking the rear garden.



Bedroom 4

Measurements: 12'3" x 12'3" (3.74m x 3.74m)

The fourth bedroom, also a double, features carpet flooring, a radiator, and a double-glazed window overlooking the front. An opening leads to a spacious and versatile dressing area, which includes a circular feature window, recessed spotlights, and a Velux window opening to the rear.



Family Bathroom

Measurements: 9'7" x 8'7" (2.92m x 2.61m)

The family bathroom on the first floor is a luxurious and spacious retreat, boasting a four-piece suite that includes a Jacuzzi bath, a separate shower unit with an overhead waterfall shower, his-and-hers sinks, and a low-flush WC set in a modern vanity. Recessed spotlights, a chrome towel heater, a frosted double-glazed window overlooking the rear, and elegant floor and wall tiling complete this spa-like space.



Stairs & landing to second floor

A second staircase leads to the top floor, where a carpeted landing with wall lights provides access to the third bedroom and the additional shower room.



Bedroom 3

Measurements: 14'6 x 11'0" (4.41m x 3.36m)

The third bedroom is a bright and airy double, featuring carpet flooring, recessed spotlights, a radiator, and a large double-glazed window overlooking the rear, offering stunning scenic views over Wakefield.



Shower Room

Measurements: 6'1" x 4'6" (1.86m x 1.36m)

The modern shower room is fitted with stylish floor and wall tiling, a contemporary low-flush WC, a washbasin set in a modern vanity unit, a walk-in shower, recessed spotlights, and a radiator.



Outside

The exterior of this home is just as impressive as the interior. To the front of the property, a private driveway finished in Indian stone is secured by electric gates, offering ample off-road parking. A side gate provides access to the front entrance.

To the side of the property, a gated carport with lighting leads to the garage.

The rear garden is a beautifully designed and fully enclosed outdoor space, featuring a well-maintained lawn, a patio area, and well-established shrubs. Immediately accessible from the house is a raised seating area with a pagoda, providing additional seating and power points for outdoor use.

The standout feature of the garden is the fully equipped summer house, which currently accommodates a bar with power, lighting, patio doors, recessed spotlights, and a double-glazed window overlooking the front. To the side of the summer house, a UPVC door opens to a convenient changing room with a seating area and recessed spotlights. The outdoor entertainment area continues under another pagoda, where a hot tub is perfectly positioned to overlook several pleasant seating areas, creating the ideal setting for relaxation and social gatherings. A large garden shed provides additional storage, while outdoor power points offer extra convenience for gardening and entertainment purposes.

Changing Room

Measurements: 9'5" x 4'11" (2.86m x 1.49m)

Summerhouse / Bar

Measurements: 21'10" x 9'9" (6.65m x 2.97m)



Side Car Port

Measurements: 28'10" x 10'4" (8.79m x 3.14m)

Garage

Measurements: 16'4" x 10'4" (4.98m x 3.15m)

The garage features double-opening doors, power, lighting, and windows overlooking both the side and rear.

This incredible family home offers privacy, luxury, and an unbeatable entertaining space, making it the perfect home for those who appreciate high-quality living. Situated in a sought-after area of Wakefield, it provides easy access to local amenities, schools, and excellent transport links. Book your viewing today to experience this exceptional home firsthand.



EPC Rating: D66

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band E

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

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, Private drive, car port 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

Coal mining area West Yorkshire is a mining area

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.

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

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

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349

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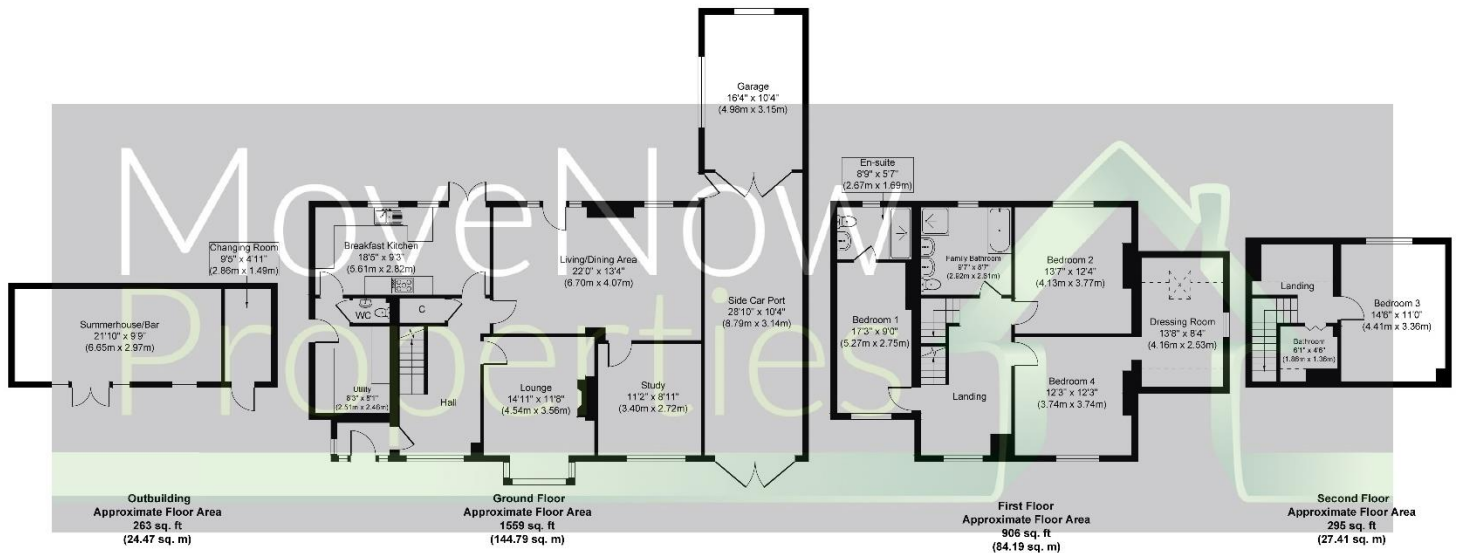
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Floor plans

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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