



Marsh Lane, Knottingley, West Yorkshire

Cheap bills - great for tenants | Secure gated parking | Intercom system | Canal side location | High specification interior | Heating system serviced annually | Valid electrical safety certificate | Brick built - no cladding issues

2 Bedroom Apartment | Asking Price: £89,950

Rosedale
& Jones



Marsh Lane, Knottingley, West Yorkshire

DESCRIPTION

INVESTMENT OPPORTUNITY. Available with a tenant in situ. Check out this self-contained, canal side apartment with low fees. High specification interior, with secure parking.

Key Features

- Cheap bills - great for tenants
- Secure gated parking
- Intercom system
- Canal side location
- High specification interior
- Heating system serviced annually
- Valid electrical safety certificate
- Brick built - no cladding issues



LOCATION

This property is tucked away in a water-side location. The rural tranquillity provided by Ferrybridge Canal and all of its connected nature trails is wonderful. The River Aire also connects directly into the canal and is right on your doorstep, this is perfect if you like to fish or take long walks. There are numerous local amenities available within a short ten minute walk or via a trip out in the car. Knottingley benefits from some key commuter links such as the M1, M62 and A1 access triangle, commonly referred to as 'The Key to the North'. There is also a very reliable public transportation service via both rail and bus that runs nearby with direct links into Leeds, Selby and Wakefield.

EXTERIOR

Front

Private and secure parking for one vehicle with plenty of on street parking available too. The exterior is well maintained by the current management and features include: remote access security gate, a bike shed and bin store. There is a brick wall and wood panel fencing surrounding the site with nothing overlooking.

Rear

The property is surrounded by a solid brick wall with wooden fence panelling. Directly opposite is Marsh Lane, a very quiet road with little traffic, a short expanse of grass lawn stretches away from the property and opens up into the Ferrybridge canal.

INTERIOR

Porch

Private access and a very handy area for shoe and coat storage.

Lounge

4.08m x 3.90m

Plenty of space for two doubles, or a large corner sofa. Double Glazed windows to the front aspect. Central Heated electric radiator. Electric fireplace feature.

Kitchen

2.60m x 2.52m

Contemporary design with high specification features, such as tiled flooring, splash-back wall tiles, LED lighting, an integrated electric oven with four ceramic hobs and an extractor fan. Other features include: an integrated fridge freezer, a stainless steel 1l sink and drainer, in addition to an integrated dishwasher.

Bedroom One

3.83m x 1.91m

Larger of the two bedrooms, with space for a Double bed and additional units as required. Double Glazed window to the rear aspect overlooking the canal and a Central Heated electric radiator.

Bathroom

Modern design with tiled floors and walls. Features include, a bathtub with a shower/glass water guard, a w/c and a wash basin with integrated vanity units. LED spotlighting and a Central Heated electric radiator.

Bedroom Two

3.82m x 1.90m

Suitable for a double or a three quarter sized bed. Ideal for an adult or a child's bedroom, but also makes a great home office, if preferred. Double Glazed window to the rear aspect overlooking the canal and a Central Heated electric radiator.

Unique Reference Number

#LCLG

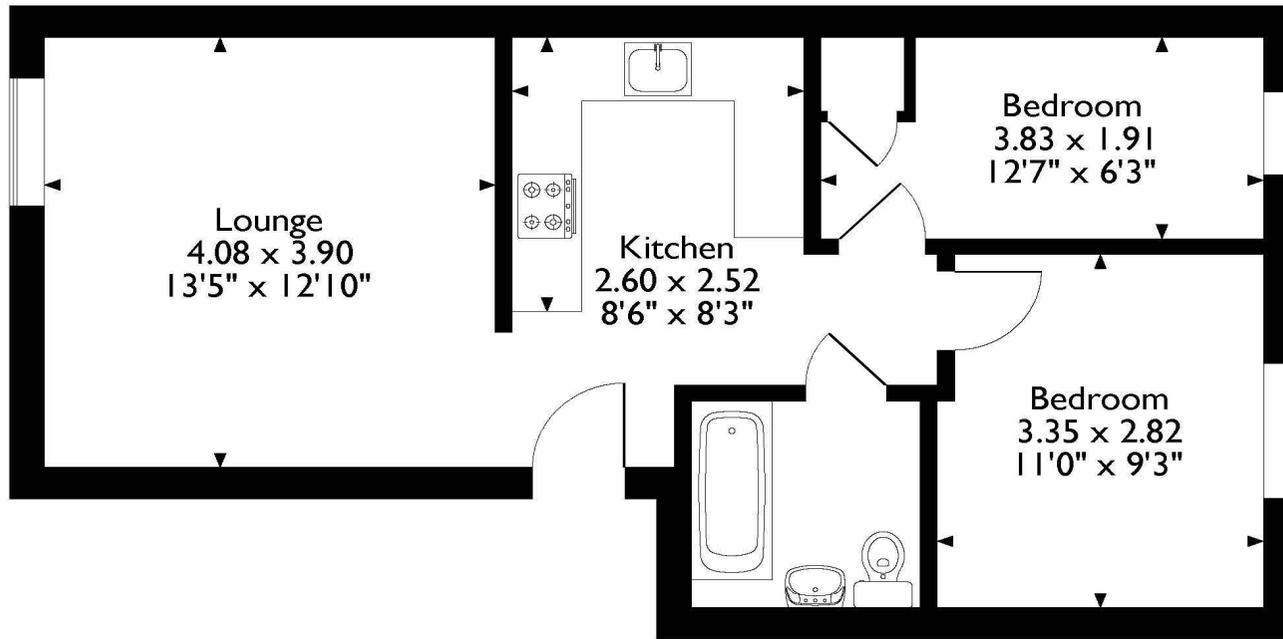
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Waterfront Apartments, Marsh Lane, Knottingley

Approximate Gross Internal Area 50 Sq M/538 Sq Ft



First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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