



CASTLE DWELLINGS

...because your home is your Castle!

Ashdown Court, Knottingley



Asking Price £59,950



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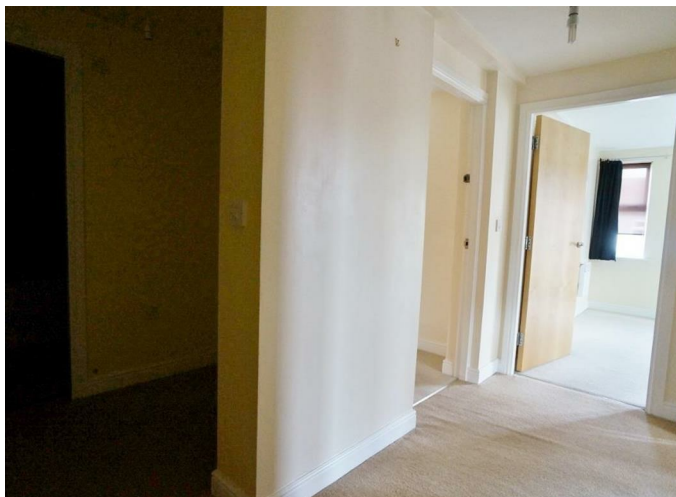


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An attractive first floor apartment situated in a secure complex which lies a short distance from excellent local amenities and its a stones throw away from the A1 an M62 motorways making it ideal for a commuter. There are also bus and rail links close by and the property is sold with no upper chain involved



- Spacious first floor apartment
- Reception Hall
- Living kitchen with fitted units
- Master bedroom with en-suite
- Second bedroom with robe
- House bathroom with white suite
- Secure grounds with electric gates
- Allocated parking space
- EPC grade C
- Council tax band A

Call 01977 285111 or 01138 800600 to view this property. For more details visit www.castledwellings.co.uk.

22 Bank Street, Castleford, WF10 2QN - 39-41 Ropergate, Pontefract, WF8 1JY - 85-87 High Street, Kippax, LS25 7AH. Opening hours: Mon-Fri 9am to 5.30pm / Sat 10am to 2pm.



Entrance Hall

A spacious 'L' shaped entrance hallway having a boiler/ airing cupboard off and an electric radiator.

Lounge/ Kitchen

12'4 x 21'02 (3.76m x 6.45m)

An open plan living and kitchen area including French windows to Romeo and Juliet balcony, and two electric heaters. To the kitchen, there is a single sink drainer and mixer tap, work surfaces with fitted units to base and wall height, plumbing for washing machine, chimney style extractor hood over the four ring electric stainless steel hob, fitted under oven and further window to the side.

Master Bedroom

15'8 x 10'9 (4.78m x 3.28m)

a spacious master bedroom comprising of two picture windows to the front of the property and an electric radiator.

En Suite

5'8 x 5'0 (1.73m x 1.52m)

joining onto the master bedroom is an en-suite/ shower room which involves a low flush WC and pedestal hand wash basin, shower cubicle with double glazed screen door, electric heated towel rail, shaver socket and an extractor fan.

Bedroom Two

8'2 x 12'4 (2.49m x 3.76m)

A second good sized bedroom comprising of a built in wardrobe, a picture window, as well as French windows leading to Romeo and Juliet balcony and an electric radiator.

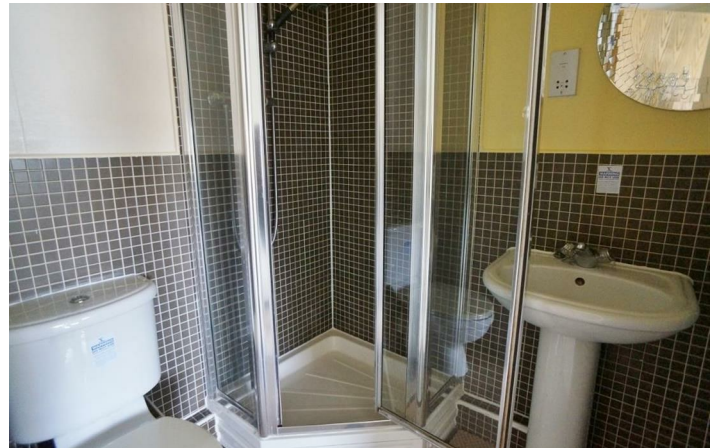
Family Bathroom

6'3 x 5'11 (1.91m x 1.80m)

The main family bathroom comprises of a low flush WC, a hand wash basin, panelled bath, with tiled surround, integral lights and an extractor fan.

Disclaimer

Services/ appliances have not been tested.



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Floor Plan

GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq ft. (52.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency capabilities.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	85
(69-80) C		
(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 Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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