



2 Bed
Apartment - First
Floor
located in
Knottingley
£70,000



Ashdown Court
Knottingley
WF11 8NZ

Lead In

Situated in the highly sought-after village of Ferrybridge, Knottingley, this modern first-floor apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Ideally positioned with convenient access to local shops, doctors' surgeries, train stations, and major motorway networks, the property is perfectly placed for commuters and everyday living.

The apartment boasts two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The accommodation is spacious and well-presented throughout, offering comfortable and practical living space ready for immediate occupation.

Being sold with vacant possession, the property allows for a straightforward purchase and is ideal for those looking to move quickly. Residents also benefit from a secure gated entrance, allocated parking, and well-maintained communal outdoor areas, creating a pleasant and secure environment.

Offering excellent value and broad appeal, this attractive apartment is sure to generate strong interest from a wide range of buyers.

Hallway

5'2" x 12'3"

Access to kitchen/living area, both bedrooms and the main bathroom. Carpeted throughout. Electric wall mounted heater.

Kitchen/Living Area

14'8" x 23'11"

Range of high and low level kitchen base units with integrated oven, hob and extractor hood. Plumbing for washing machine. Chrome sink with drainer and chrome mixer tap. Wood effect flooring and partially carpeted throughout. Electric wall mounted heater. UPVC double glazed window.

Bedroom One

8'6" x 11'2"

Access to the en suite. Carpeted throughout. Electric wall mounted heater. UPVC double glazed window.

En Suite

4'8" x 6'10"

White suite comprising of WC with a low level flush. Shower cubicle with mains feed shower. Wash hand basin with chrome taps. Extractor fan. Tiled effect flooring. Chrome central heated towel rail.

Bedroom Two

6' x 11'2"

Carpeted throughout. Electric wall mounted heater. UPVC double glazed window.

Bathroom

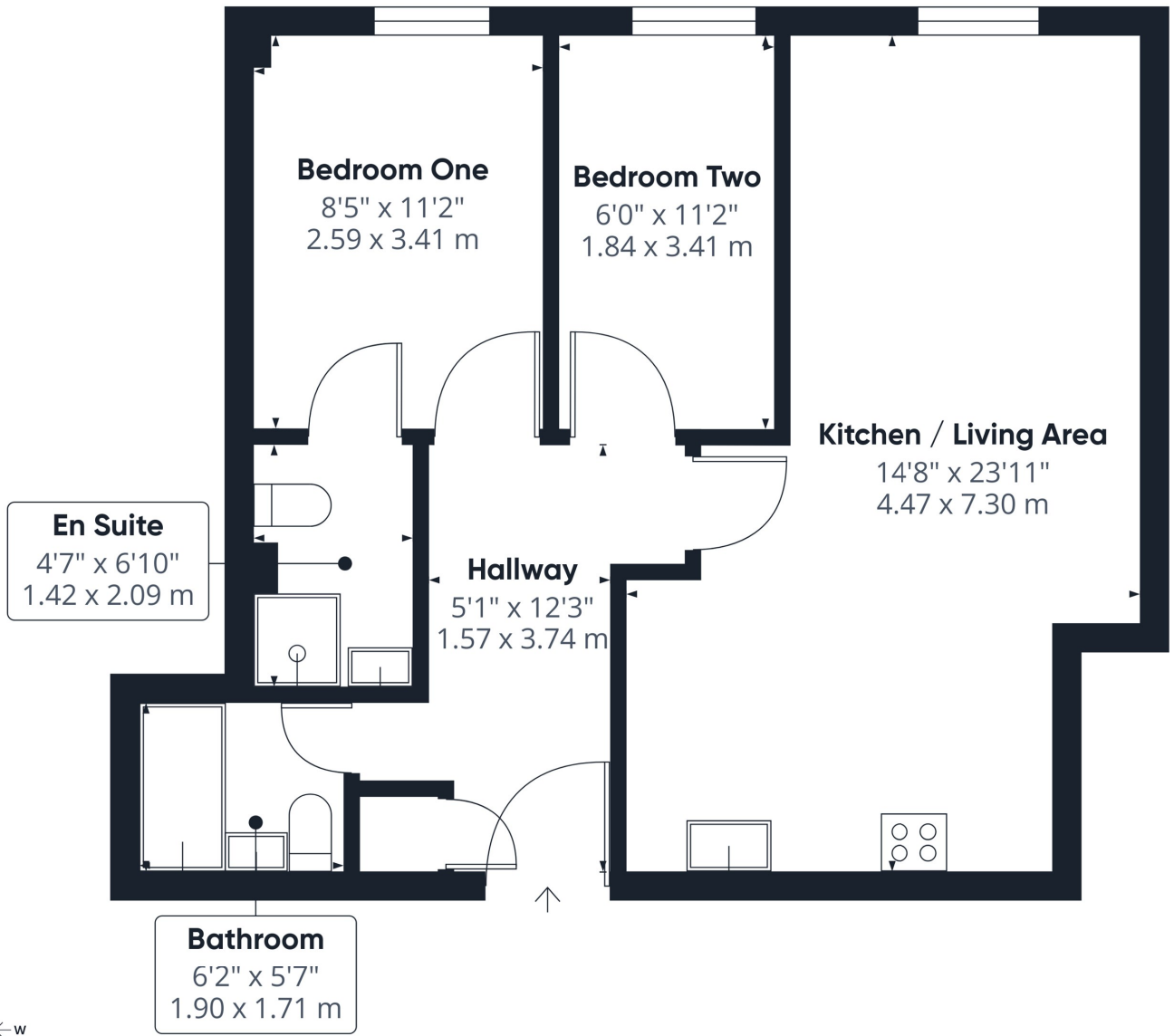
6'3" x 5'7"

White suite comprising of a panel bath with chrome taps. Wash hand basin with chrome taps. WC with low level flush. Extractor fan. Wood effect flooring. Central heated towel rail.

External

Communal parking with gated entrance and communal areas.





Approximate total area⁽¹⁾
585 ft²
54.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		76
(39-54)	E	64	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

CONTACT

30 Newgate
Pontefract
West Yorkshire
WF8 1DB

E: info@logicrealestate.co.uk
T: 01977 700595

