



2 Bed  
Apartment  
located in  
Knottingley

Guide Price £70,000



**enfields**

Ashdown Court  
Knottingley  
WF11 8NZ

**\*\*GUIDE PRICE £70,000 - £80,000\*\*PROPERTY INVESTMENT OPPORTUNITY\*\*IDEAL FOR FIRST TIME BUYERS\*\***

#### Lead In

Welcome to Ashdown Court, a charming apartment ideally situated in the heart of Knottingley. This attractive home combines comfort and convenience, making it perfectly suited to individuals or small families looking for a place to call their own.

The property boasts a generous reception room, offering a welcoming space to relax or entertain. There are two well-sized bedrooms, providing plenty of room for both rest and privacy. The layout has been carefully designed to make the most of space and natural light, creating a bright and inviting atmosphere throughout.

A modern bathroom serves the apartment, fitted with all the essentials for everyday living. The overall style is both practical and contemporary, catering to the needs of modern lifestyles.

Ashdown Court represents a fantastic opportunity to enjoy life in a lively community, while benefiting from a comfortable and well-presented home. Whether you are a first-time buyer or downsizing, this apartment is not to be missed.

Located close to a variety of shops, local amenities, excellent transport links, and nearby train stations, this property ticks all the boxes for lifestyle and convenience.

Additional benefits include secure communal parking and well-maintained communal gardens, offering both peace of mind and a pleasant environment to enjoy.

This apartment offers fantastic value and won't be available for long – early viewing is essential to fully appreciate the quality and potential of this superb home.

#### Entrance Hall

17'10" x 3'6"

With a timber framed door, electric heater, intercom system, store cupboard housing the boiler and two ceiling lights.

#### Kitchen / Living Area

17'3" x 12'10"

A fitted kitchen consisting of wall and base units with work surfaces over, electric oven and hob, stainless steel sink and drainer, tiled splash back, chimney style extractor fan, spot lights to the ceiling, two electric wall heaters, vinyl flooring in kitchen area, carpet flooring in living area and four UPVC double glazed windows to the front aspect.

#### Bedroom One

9'5" x 10'11"

With two UPVC double glazed windows to the front aspect, wall mounted electric heater and a built in storage cupboard.

#### Bedroom Two

9'5" x 8'2"

With a UPVC double glazed window to the rear aspect and a wall mounted electric heater.

#### Bathroom

8'11" x 3'5"

A suite consisting of a low level flush wc, wash hand basin set in a vanity unit, panelled bath with shower above and shower screen, shaver point, extractor fan, chrome heated towel rail and spot lights to the ceiling.

#### Externally

There is access to the communal area and the secure gated car park.



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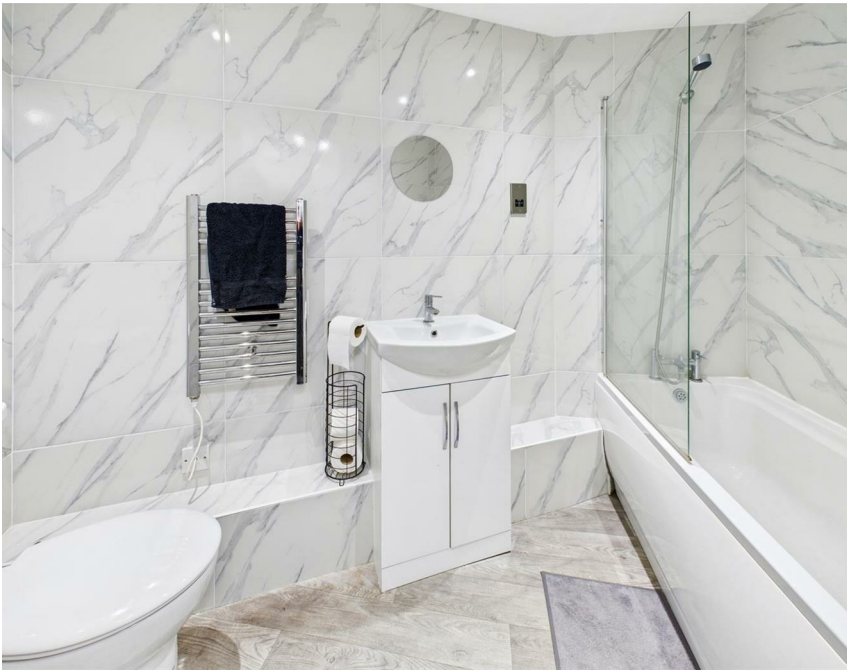
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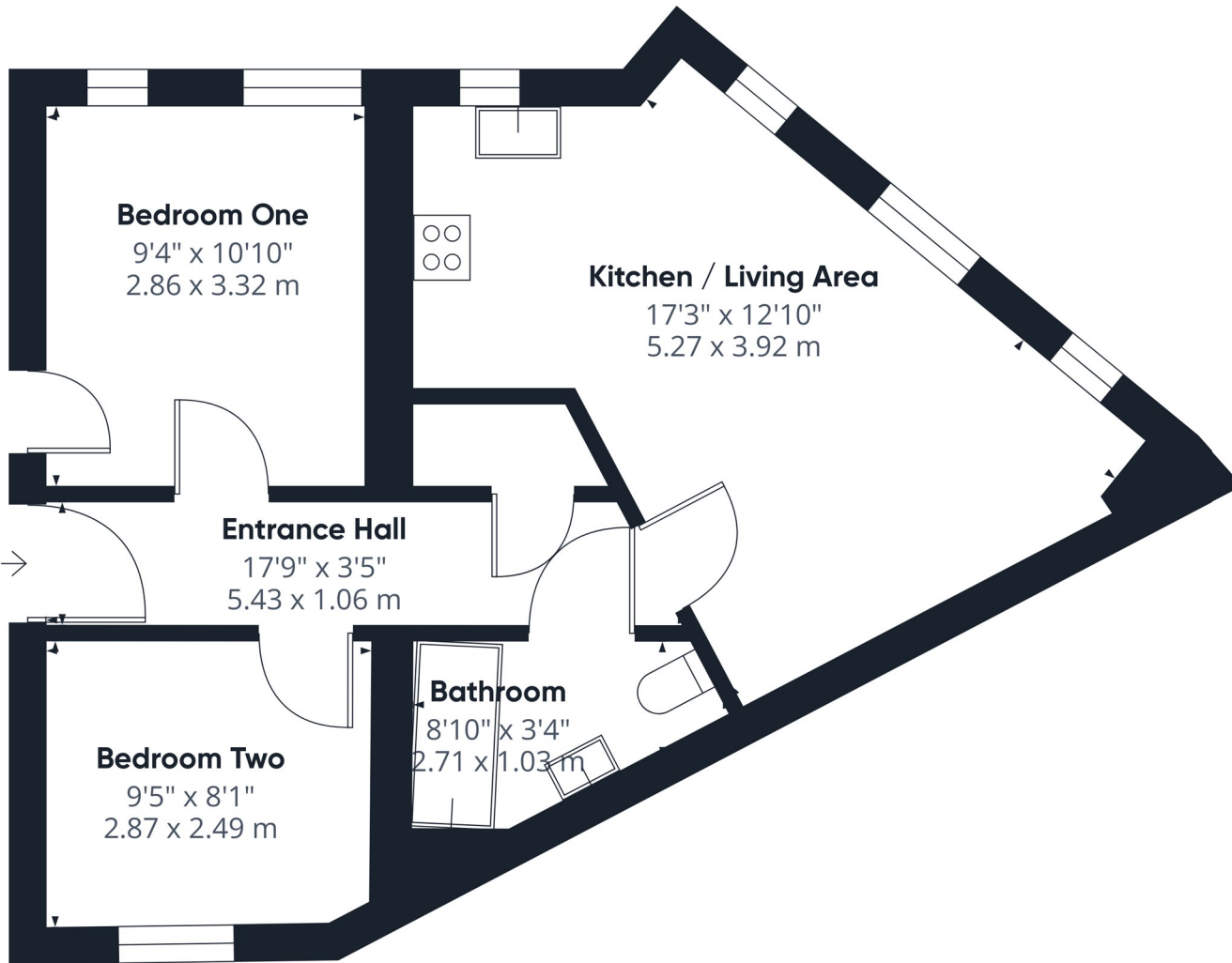


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Approximate total area<sup>(1)</sup>  
506 ft<sup>2</sup>  
47 m<sup>2</sup>

(1) Excluding balconies and terraces

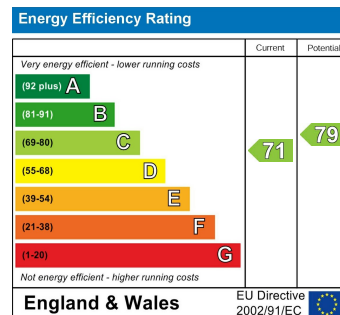
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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