



2 Bed  
Apartment  
located in  
Knottingley

Guide Price £70,000



Ashdown Court  
Knottingley  
WF11 8NZ

Welcome to Ashdown Court, a charming apartment located in the heart of Knottingley. This delightful residence offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a welcoming home.

The apartment features a spacious reception room, providing an inviting space for relaxation and entertaining guests. With two well-proportioned bedrooms, there is ample room for rest and privacy. The layout is thoughtfully designed to maximise space and light, creating a warm and airy atmosphere throughout.

The property includes a modern bathroom, equipped with essential amenities to cater to your daily needs. The overall design of the apartment is both practical and stylish, ensuring that it meets the demands of contemporary living.

Situated in Knottingley, Ashdown Court benefits from a variety of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, offering convenient transport links for those commuting to nearby towns and cities.

This apartment presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Whether you are a first-time buyer or seeking a rental property, Ashdown Court is sure to impress. Do not miss the chance to make this lovely apartment your own.

#### Entrance Hall

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

#### Dining Kitchen

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

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

#### Bedroom Two

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

#### Bathroom

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

#### Externally

There is a small buffer garden to the front and access to the communal area. Parking and electric security gates.

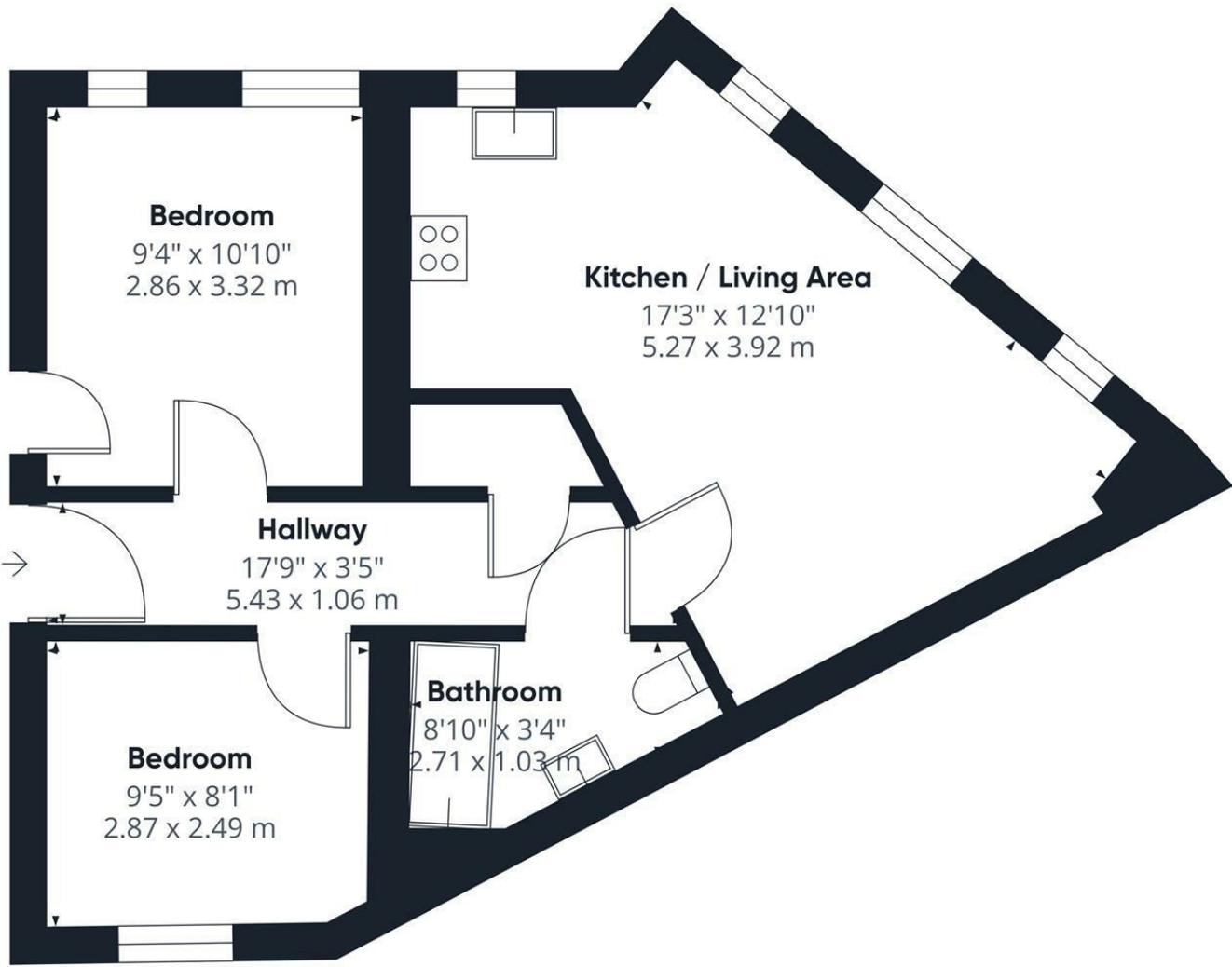
Located close to a variety of shops, local amenities, excellent transport links, and nearby train stations, this property ticks all the boxes for lifestyle and convenience.

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.







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.

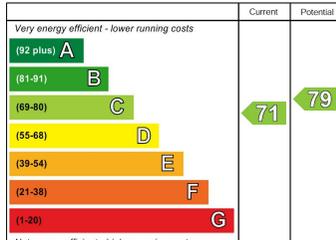
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**Energy Efficiency Rating**



England & Wales  
EU Directive 2002/91/EC

