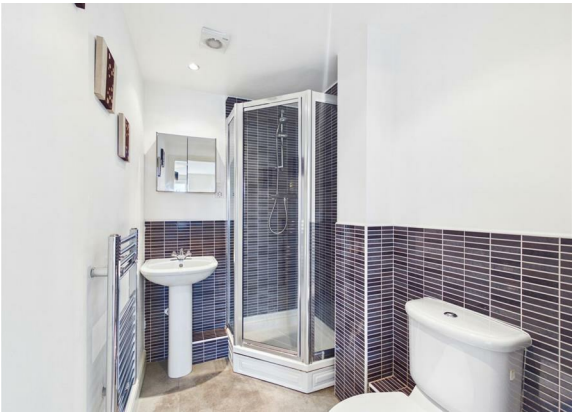
2 Bed Apartment - First Floor located in Knottingley

Starting Bid £50,000



LOGIC REAL ESTATE

Ashdown Court

Knottingley

WF11 8NZ

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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 wnidow.

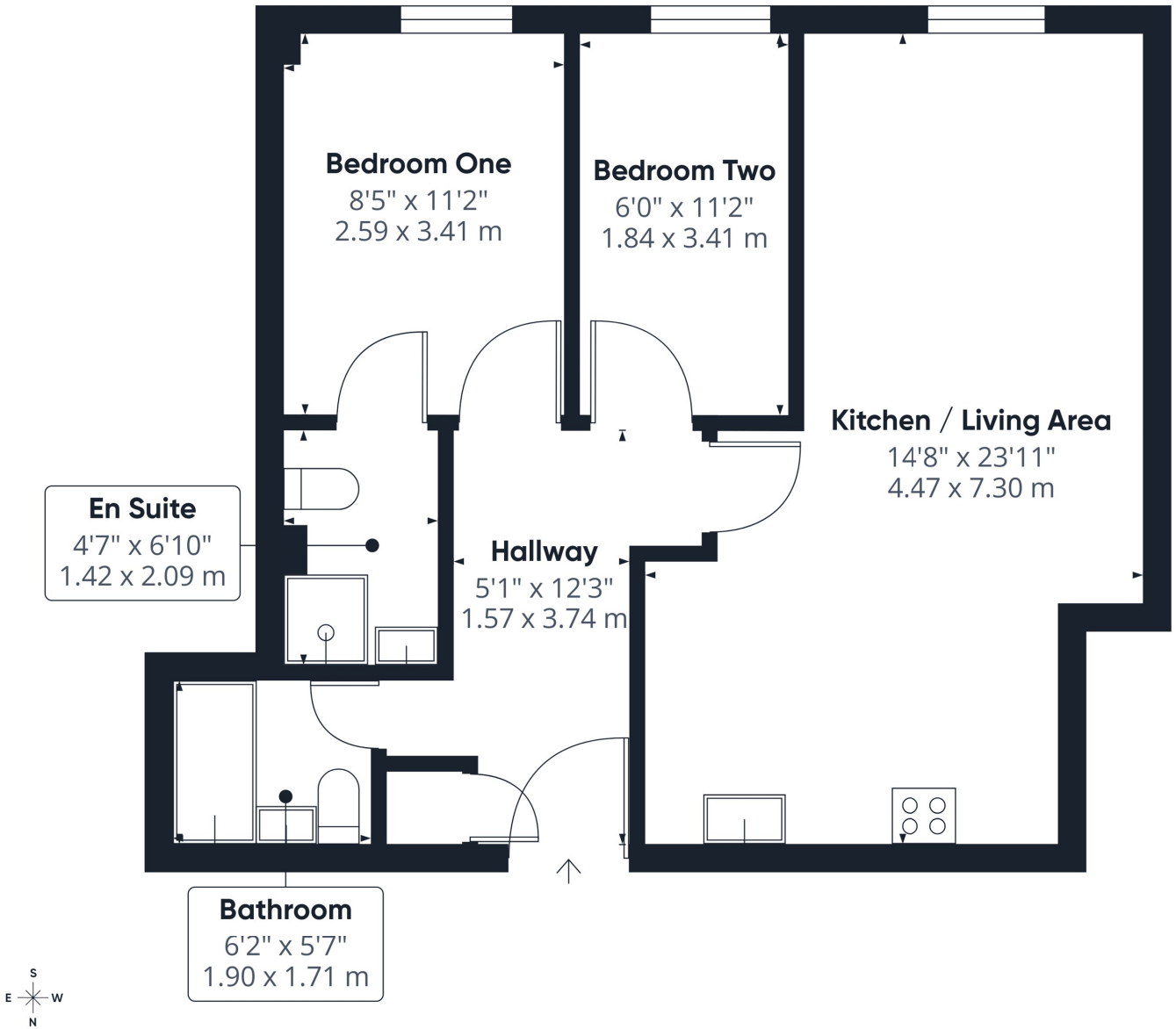
En Suite
4'8" x 6'10"
White suite comprising of WC with a low level flush. Shower cubicle with mains feed shower. Wash hand basin with chrome taps. Extractor fan. Tiled effect flooring. Chrome central heated towel rail.

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.

Auction Info
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack
fee.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.



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.

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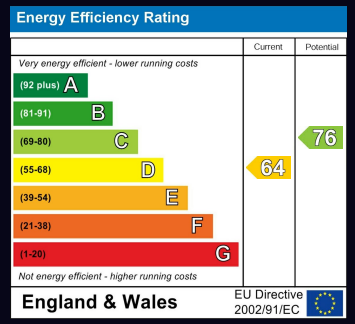

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