



Marsh Lane, Knottingley, West Yorkshire

Long lease term | Secure gated parking | Intercom system | Canal side location | Security Alarm System | Tenant in situ | Low fees

1 Bedroom Apartment | Asking Price: £75,000

Rosedale
& Jones



Marsh Lane, Knottingley, West Yorkshire

DESCRIPTION

INVESTMENT OPPORTUNITY. Available with a tenant in situ. Check out this canal side apartment with low fees. High specification interior, with secure parking.

Key Features

- Long lease term
- Secure gated parking
- Intercom system
- Canal side location
- Security Alarm System
- Tenant in situ
- Low fees



LOCATION

This property is tucked away in a water-side location. The rural tranquillity provided by Ferrybridge Canal and all of its connected nature trails is wonderful. The River Aire also connects directly into the canal and is right on your doorstep, this is perfect if you like to fish or take long walks. There are numerous local amenities available within a short ten minute walk or via a trip out in the car. Knottingley benefits from some key commuter links such as the M1, M62 and A1 access triangle, commonly referred to as 'The Key to the North'. There is also a very reliable public transportation service via both rail and bus that runs nearby with direct links into Leeds, Selby and Wakefield.

EXTERIOR

Front

Private and secure parking for one vehicle with plenty of on street parking available too. The exterior is well maintained by the current management and features include: remote access security gate, a bike shed and bin store. There is a brick wall and wood panel fencing surrounding the site with nothing overlooking.

Rear

The property is surrounded by a solid brick wall with wooden fence panelling. Directly opposite is Marsh Lane, a very quiet road with little traffic, a short expanse of grass lawn stretches away from the property and opens up into the Ferrybridge canal.

INTERIOR

Entrance Hall

Plenty of space for shoe and coat storage. Programmable electric radiator and intercom system.

Kitchen & Lounge Area

4.92m x 4.17m

The modern kitchen is in good condition, with a fair amount of unit space for storage. Supported appliances include: a fitted

electric oven, with four ceramic hobs with a fitted extractor fan above, a fitted washing machine, dishwasher and a fridge freezer. Other features include: splash back wall and floor tiling and a 1l stainless steel sink and drainer. Programmable (electric) radiator and Double Glazed windows to front elevation.

Bedroom

4.98m x 3.26m

Large enough for a King-size bed and associated storage furniture, as preferred. Two Double Glazed windows to the rear elevation with canal views. Two programmable (electric) radiators.

Bathroom

Features include: wall and floor tiling, a w/c, a wash basin with storage underneath and a bathtub with a standing shower/glass water guard. Two power points for electrical appliances and an extractor fan. Electric towel rack and vanity units.

Unique Reference Number

#LCLG

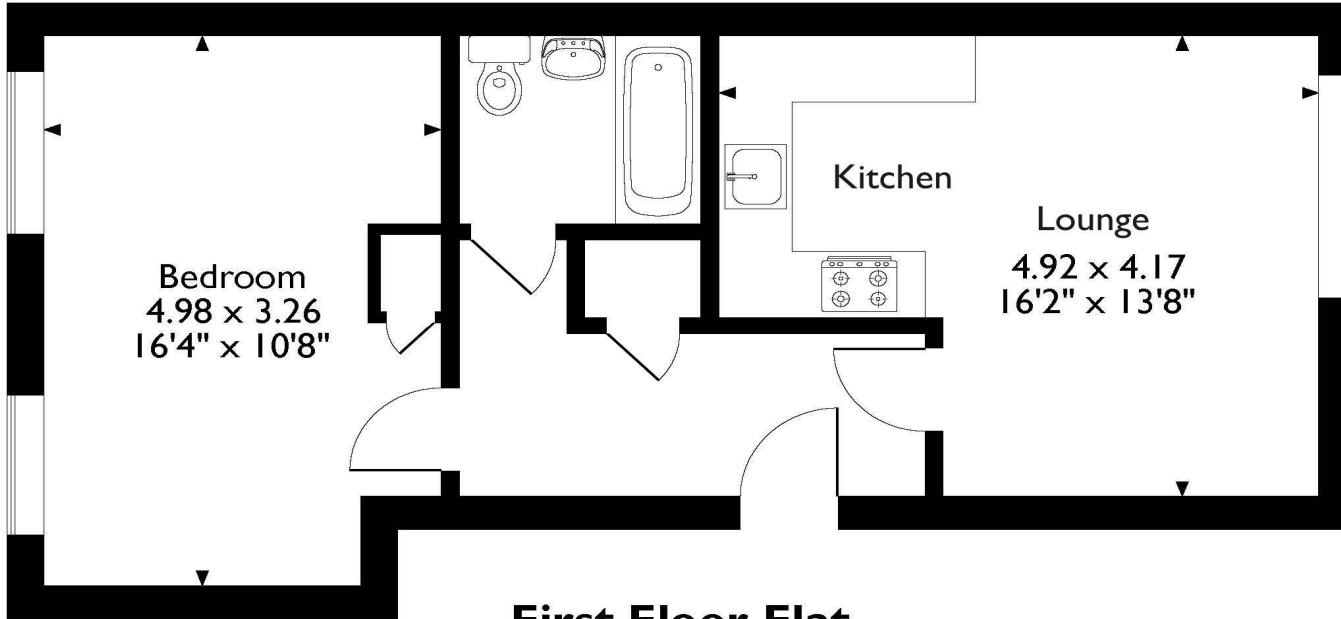
Cloakroom

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Waterfront Apartments, Marsh Lane, Knottingley

Approximate Gross Internal Area 46 Sq M/495 Sq Ft



First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 78 | 87 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

DISCLAIMER

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to sell or let?

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