



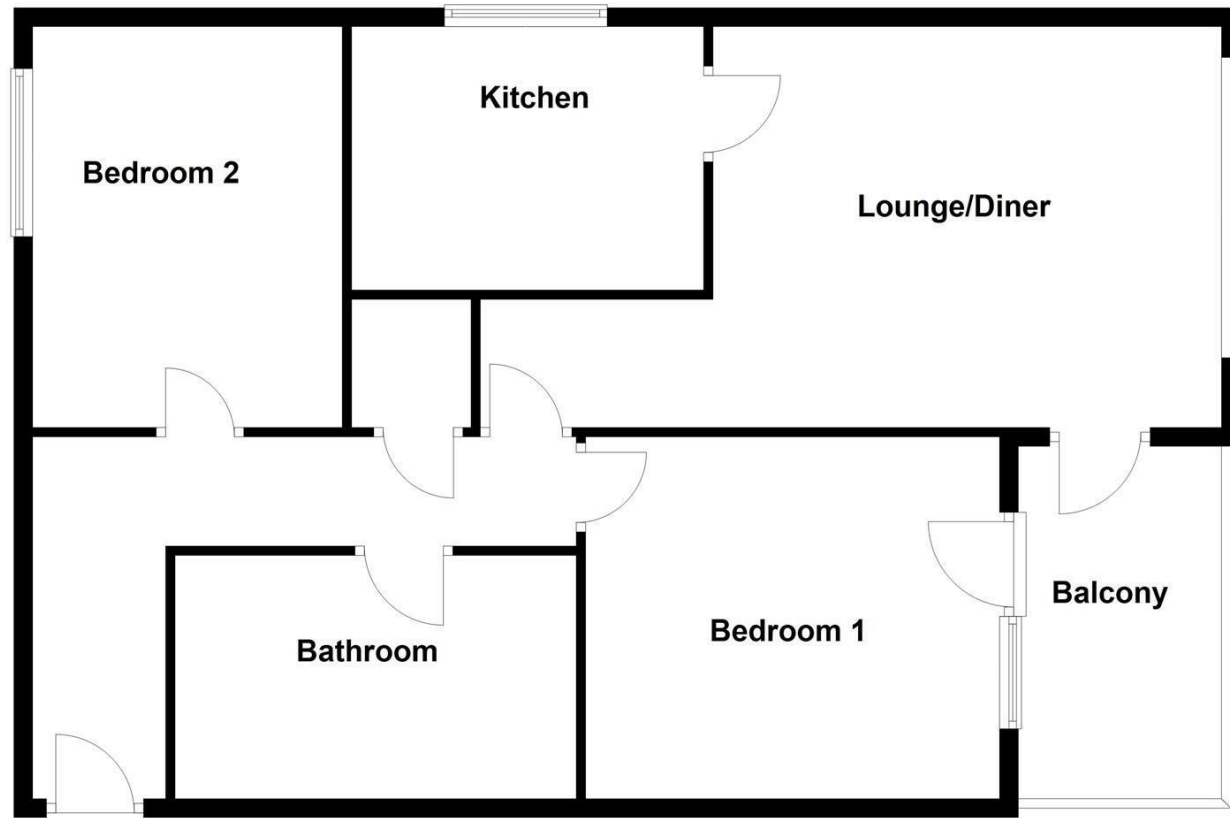
WAKEFIELD  
01924 291 294

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01924 266 555

HORBURY  
01924 260 022

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## The Pinnacle Ings Road, Wakefield, WF1 1DE

For Sale Leasehold £105,000

A well proportioned and generously sized two bedroom top floor apartment situated on this popular development within the heart of Wakefield city centre. The apartment is positioned to the rear of the complex and benefits from being securely gated, as well as boasting allocated parking and private balcony offering a pleasant outlook.

The property briefly comprise of entrance hall, spacious lounge/diner, modern fitted kitchen, two double bedrooms and four piece suite bathroom/w.c. Externally the property offers a balcony which can be accessed from the living space and main bedroom.

The apartment is available with vacant possession or the opportunity to take over as a landlord with long standing tenant in situ.

Wakefield plays host to abundance of amenities including shops and an array of bars and restaurants, as well as train stations with links to Leeds, London and York, ideal for those wishing to commute further afield.

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

### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

### CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMODATION

### ENTRANCE HALL

Entrance door, alarm system, electric storage heater, useful cupboard for storage housing the hot water tank and doors to the open plan lounge/kitchen, two bedrooms and house bathroom.

### LOUNGE/DINER

12'4" x 14'5" plus recess [3.78m x 4.4m plus recess]  
UPVC double glazed window to the rear, UPVC double glazed door providing access onto the balcony and electric storage heater. Door to the kitchen.



### KITCHEN

7'8" x 7'10" [2.36m x 2.40m]  
Range of wall and base units with complementary laminate work surface over, built in electric oven and integrated microwave above, four ring electric hob with stainless steel extractor hood over, space and plumbing for an automatic washing machine. Integrated fridge/freezer, vinyl flooring, tiled splash backs and UPVC double glazed window to the side.

### BEDROOM ONE

10'11" x 10'10" [3.34m x 3.32m]  
UPVC double glazed window and door to the side leading to the balcony and wall mounted heater.



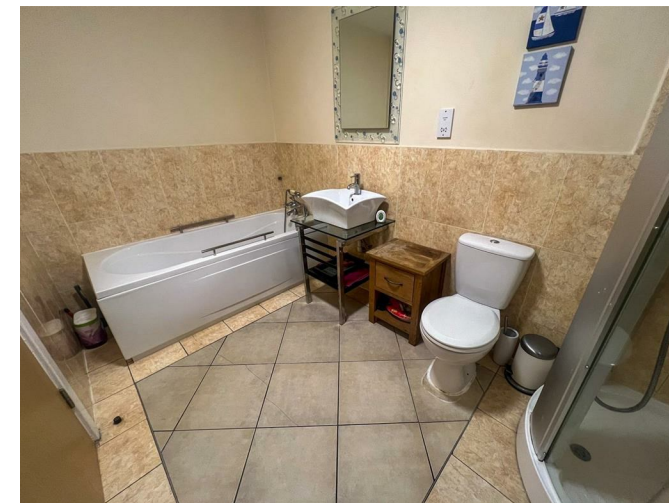
### BEDROOM TWO

12'5" x 9'2" [3.8m x 2.80m]  
UPVC double glazed window to the front and wall mounted electric heater.



### BATHROOM/W.C.

6'2" x 11'8" [1.89m x 3.57m]  
Four piece suite comprising panelled bath with shower head attachment, P-shaped double width shower with dual shower head, wash hand basin with chrome mixer tap and low flush w.c. Tiled flooring, part tiled walls, chrome heated towel rail and extractor fan.



### OUTSIDE

The property has secure gated access and has one allocated parking space. The property has a rear facing balcony with pleasant outlook.



### LEASEHOLD

The ground rent and service charge is £1,188.29 (pa). The remaining term of the lease is 107 years [2024]. A copy of the lease is held on our file at the Wakefield office.

### COUNCIL TAX BAND

The council tax band for this property is B.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.