



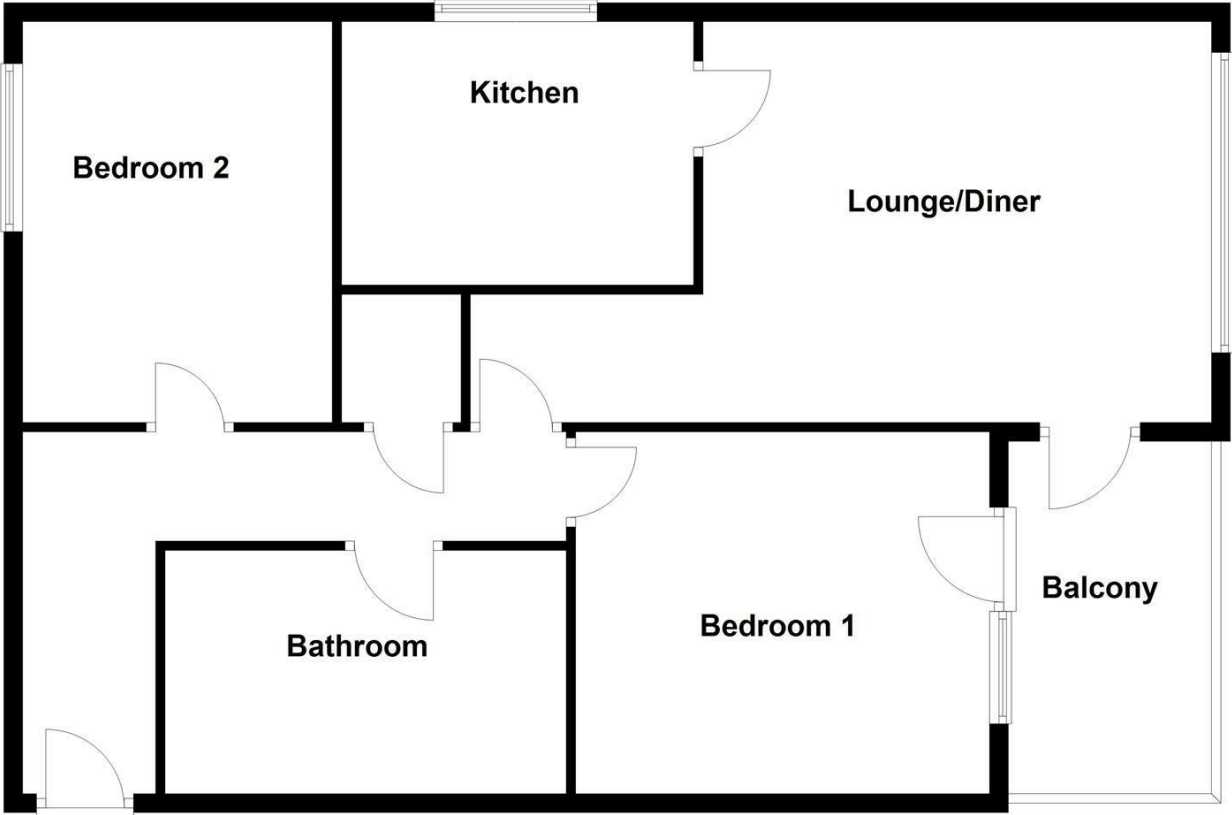
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



The Pinnacle Ings Road, Wakefield, WF1 1DE
For Sale By Modern Method Of Auction Leasehold Starting Bid £70,000

For sale by Modern Method of Auction; Starting Bid Price £70,000 plus reservation fee. Subject to an undisclosed reserve price.

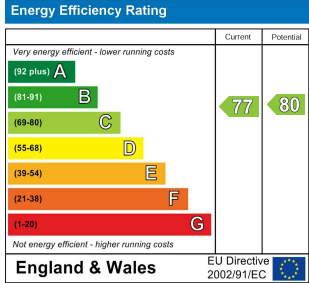
A well proportioned and generously sized two bedroom top floor apartment situated on this popular development within the heart of Wakefield city centre. The apartment is positioned to the rear of the complex and benefits from being securely gated, as well as boasting allocated parking and private balcony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

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



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

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.



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.

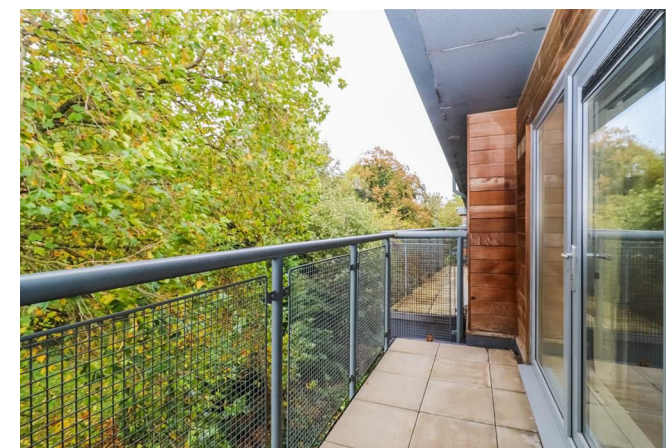
6'2" x 11'8" (1.89m x 3.57m)

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 is £385.56 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.

AUCTIONEER'S COMMENTS

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. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

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. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

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 £960 inc. VAT. These services are optional.