

MONROE

SELLERS OF THE FINEST HOMES



B2 THE POINTE, PETERSON ROAD WAKEFIELD

£179,950
LEASEHOLD

Welcome to The Pointe, a beautifully restored Victorian building offering stylish 1 and 2-bedroom apartments in the heart of Wakefield. Combining historic architecture with modern interiors, this unique development is just minutes from Wakefield Westgate station, providing fast links to Leeds and beyond. Residents benefit from premium on-site amenities including a gym, co-working lounge, and optional storage. Ideal for first-time buyers, professionals, and investors, with short-term lets permitted and no ground rent. A rare opportunity in one of West Yorkshire's fastest-growing property hotspots.



- Brand New Conversion • Stylish Lounge and Co-working Space • Gym • Optional Storerooms • 999-Year Leasehold

Welcome to The Pointe, Wakefield

Timeless Architecture, Modern Living, Exceptional Opportunity

Standing proudly in the heart of Wakefield, The Pointe is a landmark development that offers more than just a place to live—it offers a lifestyle, steeped in history and elevated by contemporary design. This striking building is a rare example of architectural elegance, where ornate Victorian motifs blend seamlessly into Art Nouveau influences. A dramatic spire, bold geometric lines, and graceful arches create an unforgettable silhouette on the Wakefield skyline, setting the tone for the exceptional living spaces within.

This carefully restored development doesn't just preserve the past—it celebrates it. Every element of The Pointe has been sensitively revitalised to ensure that while its historical character remains untouched, it meets and exceeds modern expectations. Residents will enjoy the best of both worlds: rich architectural heritage combined with sleek, stylish interiors and outstanding communal amenities.

The Pointe isn't just a home—it's part of Wakefield's transformation. Once overshadowed by nearby Leeds, Wakefield is now stepping into the spotlight as one of the North's most promising cities for property investment. With a growing population—particularly among young professionals—plus significant regeneration projects and comparatively affordable property prices, the city offers a compelling case for both owner-occupiers and investors. Property values are forecast to rise sharply over the next four years, and demand for quality homes is surging.

REASONS TO BUY

- EWS1 Compliant Building
- Fully Equipped Gym for Residents
- Prime Wakefield City Centre Location
- Zero Ground Rent
- 999 Year Lease
- Service Charge - £ 1,547.84
- Excellent Investment Property
- Short Term Lets Permitted
- Superb Onsite Amenities
- Walking Distance to Wakefield Westgate Train Station

ENVIRONS

This flat is located in Wakefield City Centre, just a short walk from Wakefield Westgate Station, with direct train links to Leeds, London, and other major cities. The M1 and M62 motorways are easily accessible, offering excellent road connections. Local amenities including supermarkets, shops, restaurants, and gyms are all within walking distance, making it a convenient base for city living and commuting.

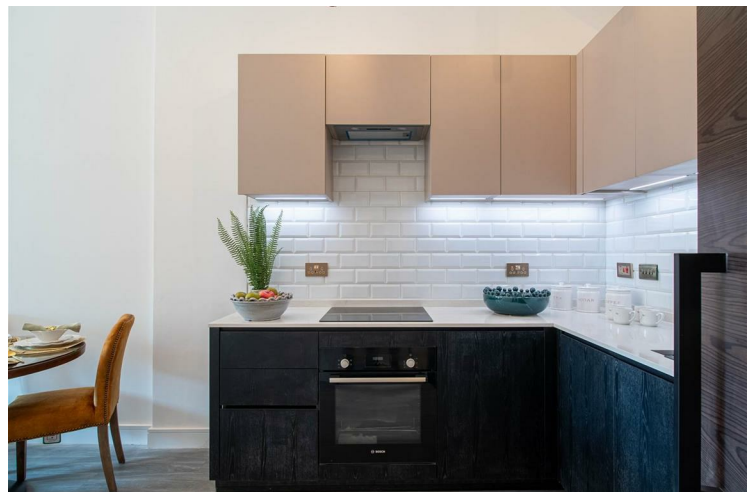
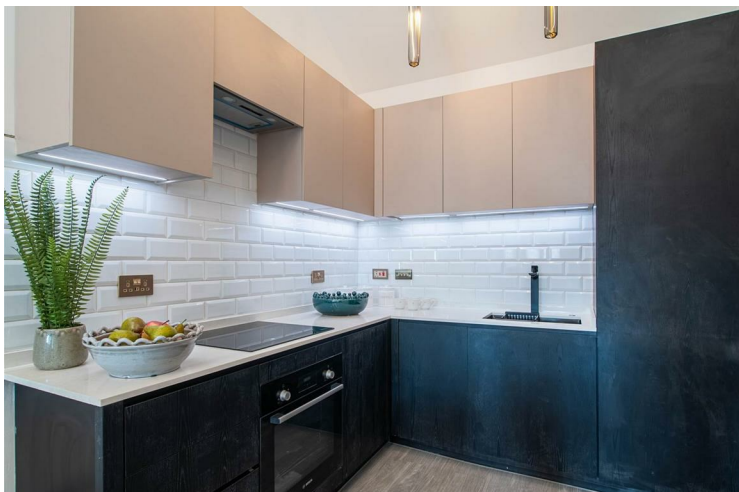
LOCAL AUTHORITY

Wakefield Council

TENURE

We are advised that the property is leasehold and vacant possession will be granted upon completion

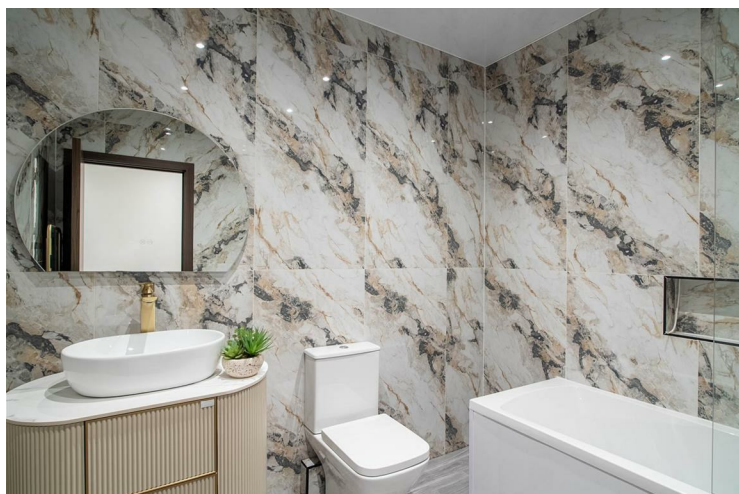
Whether you are looking for a sophisticated city home, a secure buy-to-let, or a short-term let opportunity, The Pointe is an



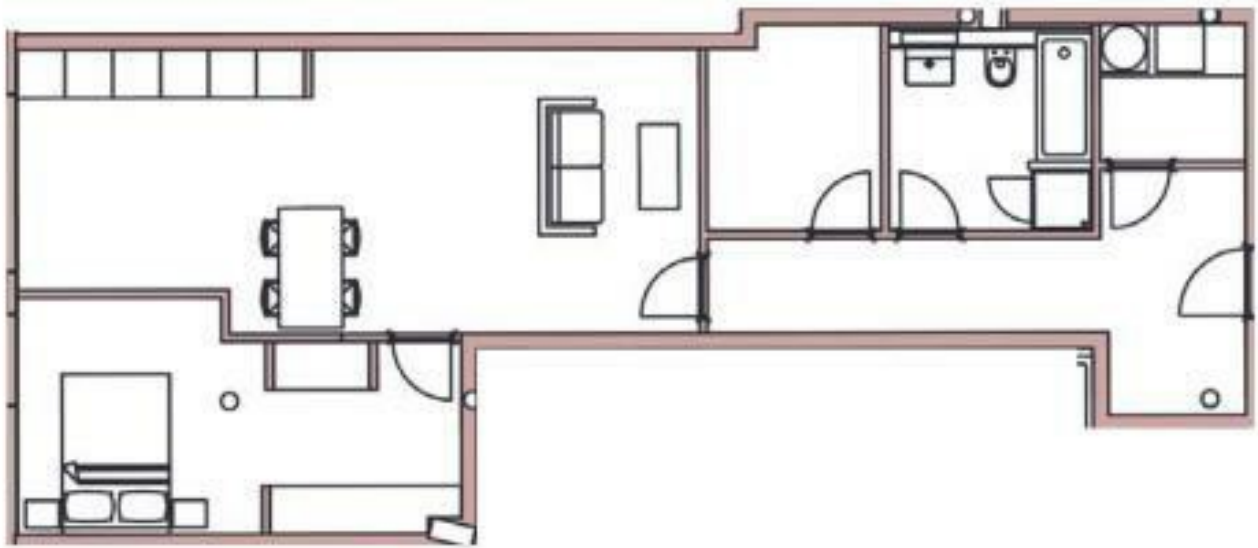
- Central City Centre Location • Near To Train Station • New Apartment • High End Fixtures and Fittings • Call the office for a viewing

exceptional choice. It combines design pedigree, strategic location, and long-term value—truly a rare offering in one of the UK's most rapidly rising cities.

Early viewing is highly recommended to appreciate everything this exceptional apartment has to offer in one of Leeds' most desirable developments.



B2



Energy Efficiency Rating		
	Current	Potential
Very 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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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