



£110,000

TENURE : LEASEHOLD

The Pinnacle, Ings Rd, WF1

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two double bedrooms

**Spacious living / dining area
with Juliet balcony**

**Modern fitted kitchen with
integrated appliances**

**Well-maintained communal
entrance with lift access**

**Bathroom with four piece
suite**

Electric heating throughout

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
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01924 249349

Website: <https://movenowproperties.com>

**MoveNow
Properties**

Movenowproperties are pleased to offer this well-presented two-bedroom first floor apartment, ideally located on Ings Road in Wakefield. The property features a spacious living/dining area with Juliet balcony, modern fitted kitchen with integrated appliances, two double bedrooms, and a bathroom. Benefiting from lift access, permit parking, and excellent transport links, the apartment is within easy reach of the city centre, including Trinity Walk Shopping Centre and Wakefield Westgate railway station, making it ideal for commuters and professionals alike.

Communal entrance hall

Well-maintained communal entrance hall with access from both the front and rear, together with lift access to all floors.

Entrance hall

With carpet flooring, useful storage cupboard housing the water heater, telephone intercom system, electric heater, and doors leading to all principal rooms.

Living room / Dining area

Measurements: 25' 6" x 10' 6" (7.78m x 3.21m)

A well-proportioned, neutrally decorated space with carpet flooring, patio doors to the front and Juliet balcony, allowing in plenty of natural light, along with an electric heater.

Kitchen

Measurements: 7' 10" x 7' 9" (2.40m x 2.37m)

Fitted with a range of base units and complementary work surfaces, tiled splashbacks, and tile-effect vinyl flooring. Includes integrated electric oven, microwave, electric hob with extractor above, integrated fridge and freezer, stainless steel sink and drainer with mixer tap, and plumbing for a washing machine.

Bedroom one

Measurements: 19' 7" x 9' 3" (5.96m x 2.81m)

A spacious double bedroom with carpet flooring, electric heater, and floor-to-ceiling double glazed window to the front, along with additional side aspect windows providing a light and airy feel.

Bedroom two

Measurements: 13' 6" x 8' 10" (4.12m x 2.70m)

Further double bedroom with carpet flooring, double glazed window to the front, and electric heater.

Bathroom

Measurements: 9' 1" x 7' 11" (2.76m x 2.42m)

A spacious bathroom with 4 piece suite, low flush wc, modern wash basin, shower enclosure and bath, featuring tiled flooring and chrome towel heater.

Outside

Conveniently located on Ings Road with excellent access for commuting and benefiting from permit parking.

Local area

Situated in a well-connected part of Wakefield, the property is within easy reach of the city centre, offering a wide range of shops, cafés, restaurants, and leisure facilities. Trinity Walk Shopping Centre is close by, providing excellent retail options.

For commuters, Wakefield Westgate railway station is within easy reach, offering direct services to Leeds and London, along with strong road links via the M1 motorway network.

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Website: <https://movenowproperties.com>

EPC Rating: B82

Please contact us for further details of the full EPC

Tenure: Leasehold

Term: Approx: 105 years remaining

Service Charge Approx £1408 pa

Ground Rent Approx £385.56 pa

Council Tax Band B

Property Type: Apartment

Construction type Brick built

Heating Type N/A

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Permit Parking

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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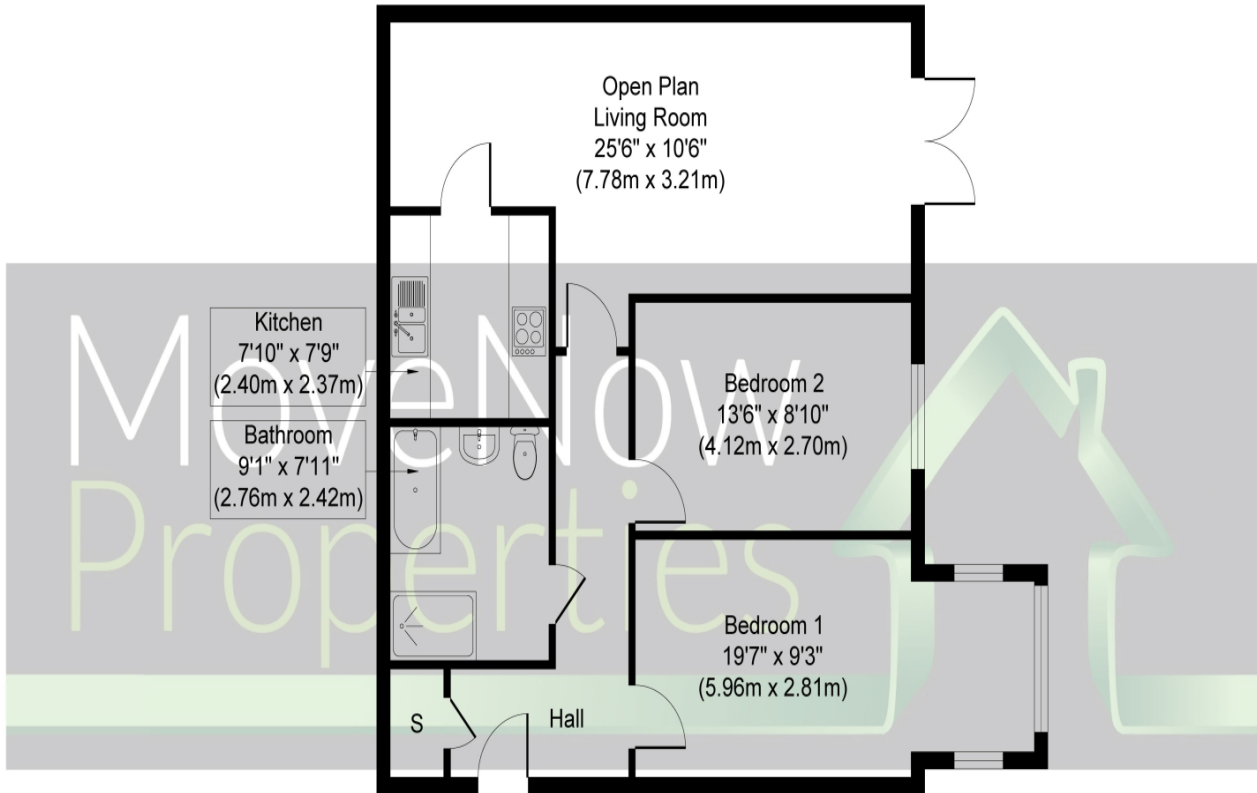
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Approximate Floor Area
787 sq. ft
(73.10 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	85
(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	

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