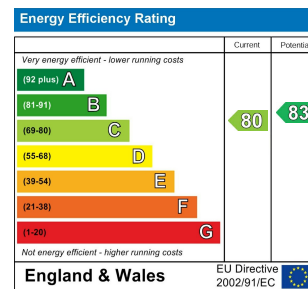
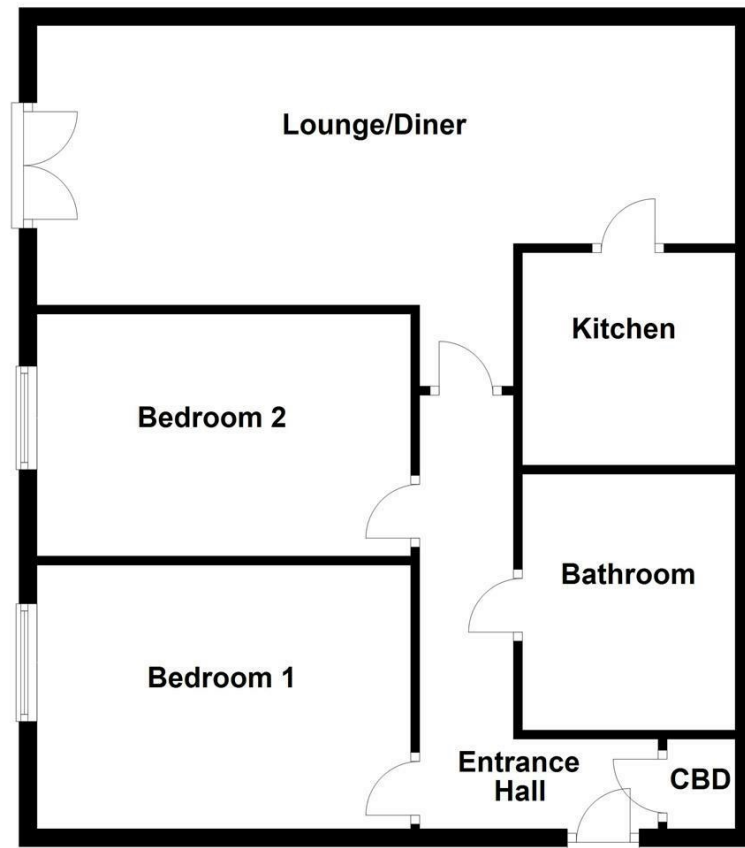


Ground Floor



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.



WAKEFIELD | OSSETT | HORBURY
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD
01924 899 870 | 01977 798 844



64 The Pinnacle, Wakefield, WF1 1DE

For Sale Leasehold £90,000

An excellent opportunity to acquire this well-presented ground floor two-bedroom apartment, ideally situated in the heart of Wakefield. Offering spacious accommodation throughout, the property boasts two double bedrooms, a generous living area with uPVC patio doors, and a modern four-piece bathroom suite, making it an ideal purchase for first-time buyers, couples, or investors alike.

The accommodation briefly comprises an entrance hallway providing access to both well-proportioned double bedrooms, a useful storage cupboard housing the water cylinder, and a contemporary four-piece bathroom suite. The hallway leads through to a spacious lounge featuring uPVC patio doors, allowing for an abundance of natural light, which in turn opens into a galley-style kitchen fitted with a range of units and integrated appliances. The property also benefits from uPVC double glazing and electric heating throughout.

Externally, the property benefits from an allocated parking space, adding further convenience.

Ideally located within walking distance of a wide range of local amenities, including shops, supermarkets, and well-regarded public houses, the apartment also offers excellent transport links. Wakefield Westgate and Kirkgate train stations are both easily accessible, providing direct routes to Leeds, Manchester, and London. Wakefield city centre is also just a short walk away, offering an array of bars, restaurants, and leisure facilities.

Offered to the market with vacant possession and no onward chain, an early viewing is highly recommended to fully appreciate the quality and convenience this property has to offer.



ACCOMMODATION

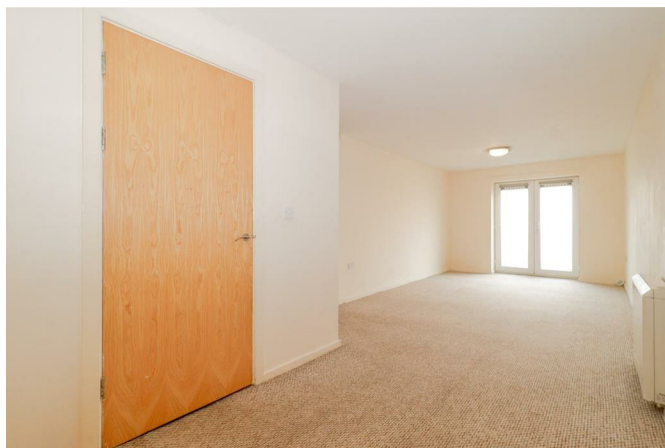
ENTRANCE HALL

The entrance hallway features electric radiators and there is access to a storage cupboard housing the hot water system and consumer unit, along with doors leading to two bedrooms, the house bathroom, and the lounge/diner.

LOUNGE DINER

25'6" x 10'1" [7.79m x 3.08m]

A spacious living area featuring, an electric radiator, and UPVC patio doors with glass leading out to the side elevation. There is also access through to the kitchen.



KITCHEN

7'4" x 7'2" [2.26m x 2.19m]

The kitchen is fitted with tiled flooring and a range of wall and base units with laminate work surfaces. It includes a stainless steel sink with drainer, tiled splashbacks, space and plumbing for a washing machine or dryer, an integrated fridge freezer, and an integrated cooker with induction hob and extractor fan above.



BEDROOM ONE

9'4" x 13'4" [2.85m x 4.08m]

UPVC double glazed windows facing the side elevation and an electric radiator.



BEDROOM TWO

8'5" x 13'5" [2.57m x 4.11m]

UPVC double glazed window overlooking the side elevation and an electric radiator.



BATHROOM

8'10" x 7'4" [2.71m x 2.25m]

Fitted with tiled flooring and partially tiled walls, the bathroom comprises a low flush WC, wash hand basin

with mixer tap, and a panelled bath with taps and shower attachment. There is also a separate shower cubicle with mixer shower, tiling from floor to ceiling within the shower area, an extractor fan, and a wall mounted radiator.



OUTSIDE

Externally, the property benefits from an allocated parking space.

LANDLORDS/INVESTORS PLEASE NOTE

Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

LEASEHOLD

The service charge is £1470.96 [pa] and ground rent £385.56 [pa]. The remaining term of the lease is 105 years [2026]. 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.

EPC RATING

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

VIEWINGS

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