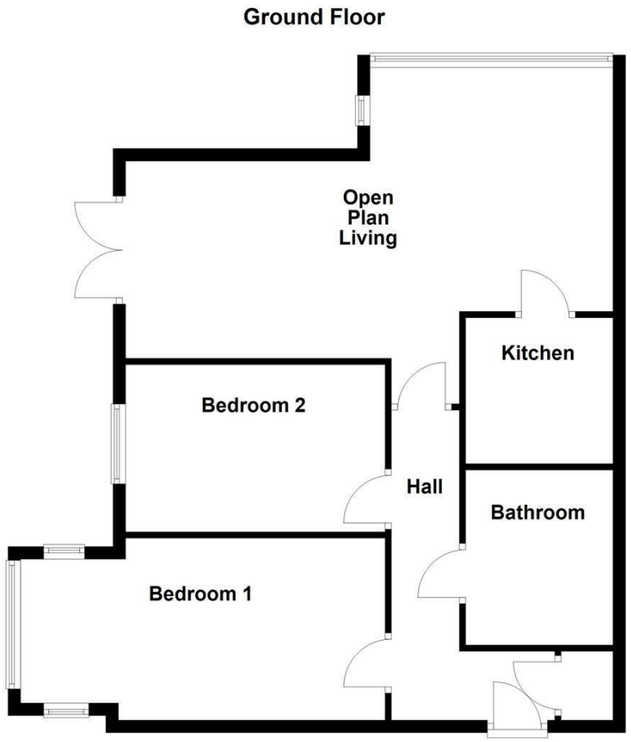
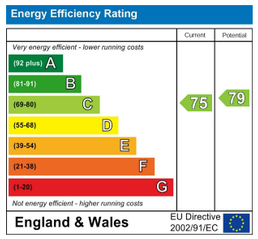




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

2 The Pinnacle Ings Road, Wakefield, WF1 1DE

For Sale Leasehold £120,000

Situated close to Wakefield city centre is this superbly presented two bedroom ground floor apartment, benefitting from open plan living, a modern kitchen and bathroom, together with allocated parking.

The accommodation comprises an entrance hall leading to an open plan lounge dining kitchen, two bedrooms and a contemporary four piece family bathroom. The development benefits from secure entry into the building and the apartment has its own designated parking space.

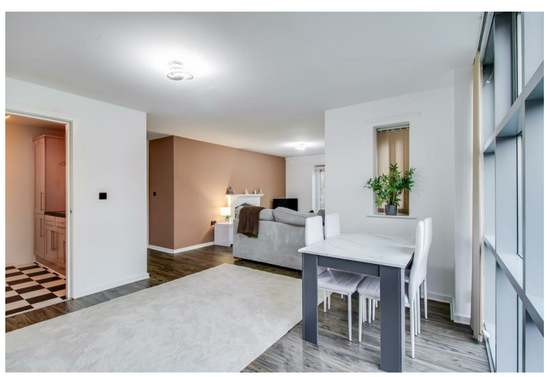
Ideally positioned within walking distance of Wakefield city centre and nearby supermarkets, this property would make an excellent first time purchase or investment opportunity.

An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
A front entrance door leads into the main hallway with built in storage cupboard housing the boiler and doors providing access to two bedrooms, the bathroom and the living diner.

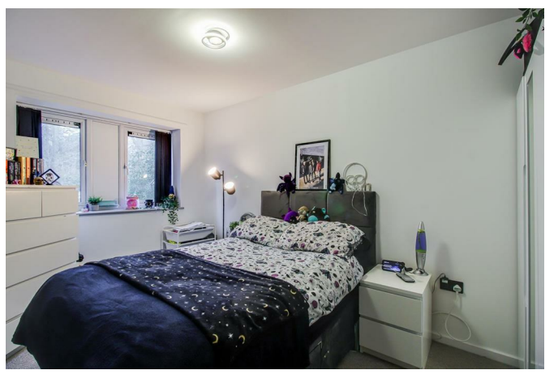
OPEN PLAN LIVING
25'6" x 18'9" (7.78m x 5.73m)
Floor to ceiling windows to the rear elevation with additional side window and UPVC French doors, electric storage heaters, feature electric fire with surround and wood effect flooring. Door through to the kitchen.



KITCHEN
7'8" x 7'7" (2.36m x 2.33m)
Modern fitted kitchen with a range of wall and base units with laminate worktops, 1½ black sink and drainer with mixer tap, integrated electric hob, integrated oven and microwave, tiled splashbacks, plumbing for a washing machine, integrated fridge freezer and space for a dishwasher.

BEDROOM ONE
19'3" max x 9'6" (5.89m max x 2.91m)
Floor to ceiling windows and two UPVC double glazed windows to the side elevation, electric storage heater and carpeted flooring.

BEDROOM TWO
8'8" x 8'8" (2.65m x 2.66m)
UPVC double glazed window to the side elevation, electric storage heater and carpeted flooring.



BATHROOM/W.C.
9'3" x 7'8" (2.84m x 2.36m)
Four piece suite comprising corner shower cubicle with wall mounted and handheld shower attachment, corner bath with handheld shower attachment, wash basin with mixer tap and low flush WC. Chrome heated towel rail, partially tiled walls and fully tiled shower cubicle.

OUTSIDE
The property benefits from gated entry and its own allocated parking space.

LEASEHOLD
The service charge is £1470.96 (pa) and the ground rent is £385.56 (pa). The remaining term of the lease is 106 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.

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.