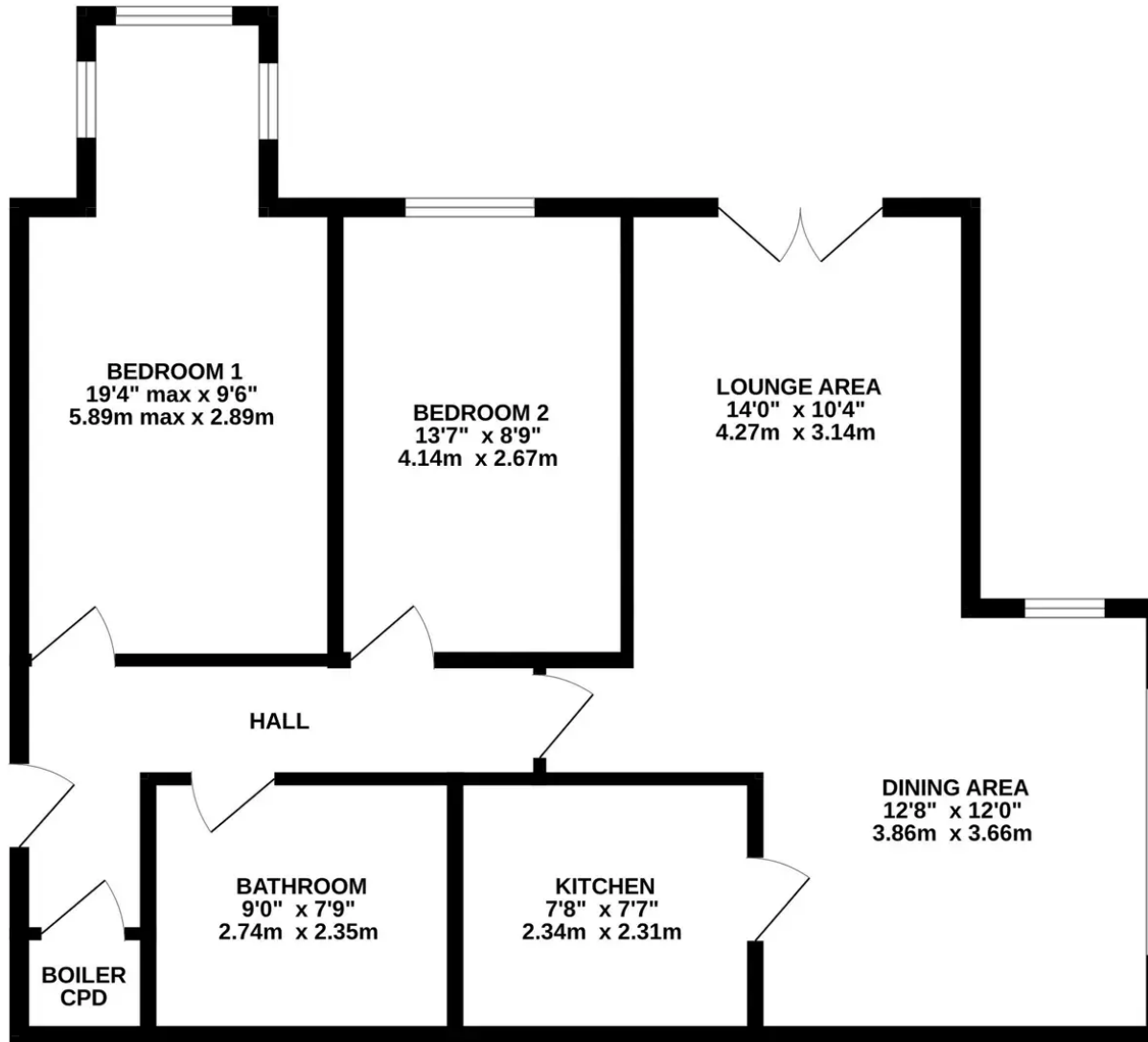




## The Pinnacle, Ings Road, Wakefield

Wakefield

Guide Price **£85,000**



THE PINNACLE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## The Pinnacle Ings Road

Wakefield

\*\*\*For sale by Modern Method of Auction; Starting Bid Price £85,000 plus Reservation Fee\*\*\*

**A GROUND FLOOR, TWO DOUBLE BEDROOM APARTMENT, SITUATED IN THE SOUGHT AFTER DEVELOPMENT OF THE PINNACLE, WAKEFIELD. IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, A SHORT DISTANCE FROM AN ARRAY OF AMENITIES AND THE CITY CENTRE. IN A GATED COMPLEX, AND BENEFITING FROM A PRIVATE ENTRANCE INTO THE APARTMENT, IT IS OFFERED WITH A TENANT IN SITU, OR AS A VACANT POSSESSION.**

The accommodation briefly comprises of entrance hall, open-plan living/dining room, kitchen, two double bedrooms and the four piece bathroom. Externally there are communal grounds and allocated parking with ample visitors parking.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





### **ENTRANCE HALL**

Enter into the property through a multi panel door from the communal entrance into the hallway. There are doors providing access to two double bedrooms, the fabulous open plan living dining room and bathroom and there is a door which encloses the hot water cylinder. There is part laminate flooring, two ceiling light points and a wall mounted electric heater.

### **BEDROOM ONE**

As the photography suggests, bedroom one is a generous proportioned light and airy double bedroom which has ample space for freestanding furniture. The room benefits from triple aspect windows with a bank of windows to the rear elevation and two windows to either side elevation, a ceiling light point and a wall mounted storage heater.



### **BEDROOM TWO**

Bedroom two again, is a generous proportioned double bedroom which has ample space for freestanding furniture. There is a bank of double glazed windows to the rear elevation, a central ceiling light point, and a wall mounted electric storage heater.

## BATHROOM

The bathroom features a modern contemporary four piece suite which comprises of a low level W.C with push button flush, a broad wash hand basin with chrome monobloc mixer tap set upon a bespoke glazed and chrome vanity unit, a panelled bath with shower head mixer tap, and a fixed frame shower cubicle with thermostatic rainfall shower, and with separate handheld attachment. There are contrasting tiling to the floors, tiled walls to the splash areas, a central ceiling light point and a chrome ladder style radiator. There is a shaver point and extractor vent.





#### **OPEN PLAN LIVING DINING ROOM**

The open plan living dining room is a fabulous, light, and airy reception room which enjoys a great deal of natural light cascading through the floor to ceiling bank of windows to the side elevation and the double glazed window and double glazed French doors to the rear elevation. The room features two ceiling light points, laminate flooring, a wall mounted storage heater and the focal point of the living area is the wall mounted electric fireplace with inset surround and hearth. A door from the dining area proceeds to the kitchen.



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#### **KITCHEN**

The kitchen features a range of fitted wall and base units with shaker style cupboard fronts, and with complimentary rolled work surfaces over which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is well equipped with built in appliances which include a four ring ceramic Indesit hob with canopy style hood over, a built in waist level electric oven and integrated microwave combination oven. There is an integral fridge and freezer unit, plumbing for an automatic washing machine and for a dishwasher and there is vinyl tiled flooring, tiling to the splash areas, a central ceiling light point and a ceiling vent.

## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

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