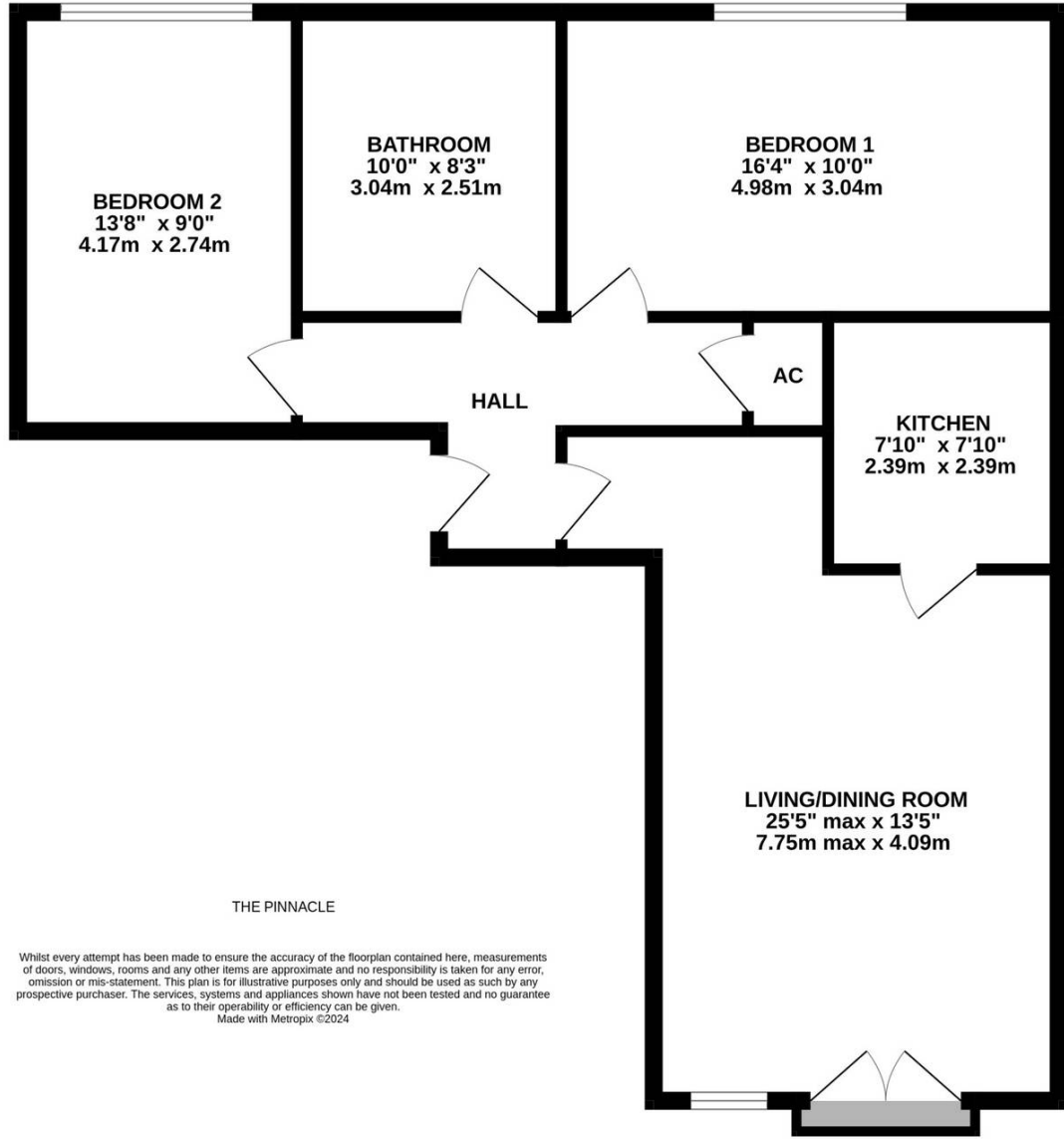




**The Pinnacle, Ings Road,**

Wakefield

Asking 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, Wakefield

A TWO DOUBLE BEDROOM, THIRD FLOOR APARTMENT, SITUATED IN THE POPULAR GATED DEVELOPMENT OF THE PINNACLE, LOCATED IN THE HEART OF WAKEFIELD CITY CENTRE. IN A PRIME POSITION FOR ACCESS TO COMMUTER LINKS, AMENITIES AND BOTH WAKEFIELD WESTGATE AND KIRKGATE TRAIN STATIONS.

The accommodation briefly comprises of entrance hall, open plan, living/dining room, kitchen, two well proportioned double bedrooms and the four piece house bathroom. Externally there are well maintained, communal grounds and an allocated parking space with visitors parking available.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C





### **ENTRANCE HALL**

Enter into the property through the front door of the apartment into the entrance hall, there are doors providing access to the open-plan living/dining room, two well proportioned double bedrooms, the family bathroom and enclosing the hot water cylinder cupboard. Additionally there is a ceiling light point, wall mounted electric heater, and extractor vent.

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

25' 5" x 13' 5" (7.75m x 4.09m)

This generous proportioned reception room has ample space for both living and dining accommodation and has a door leading to the kitchen. There are two ceiling light points, an electric wall mounted heater and a Juliet Balcony to the rear elevation, with adjoining three quarter depth window which has a tree lined outlook.

### **KITCHEN**

7' 10" x 7' 10" (2.39m x 2.39m)

The kitchen features fitted wall and base units with complimentary rolled edge worksurfaces over which incorporate a single bowl, stainless steel, sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in appliances which includes a four ring, electric, ceramic hob with canopy style cooker hood over, waist-level oven, integrated fridge/freezer and with spaces for an automatic washing machine, and shoulder level freestanding/integral microwave. Additionally there is a ceiling light point, extractor vent and tiling to the splash areas.





### **BEDROOM ONE**

16' 4" x 10' 0" (4.98m x 3.04m)

Bedroom one is a generous proportioned double bedroom which enjoys a great deal of natural light which cascades through the double glazed bank of windows to the front elevation. There is a central ceiling light point, a wall mounted electric heater, television and telephone points.

### **BEDROOM TWO**

13' 8" x 9' 0" (4.17m x 2.74m)

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

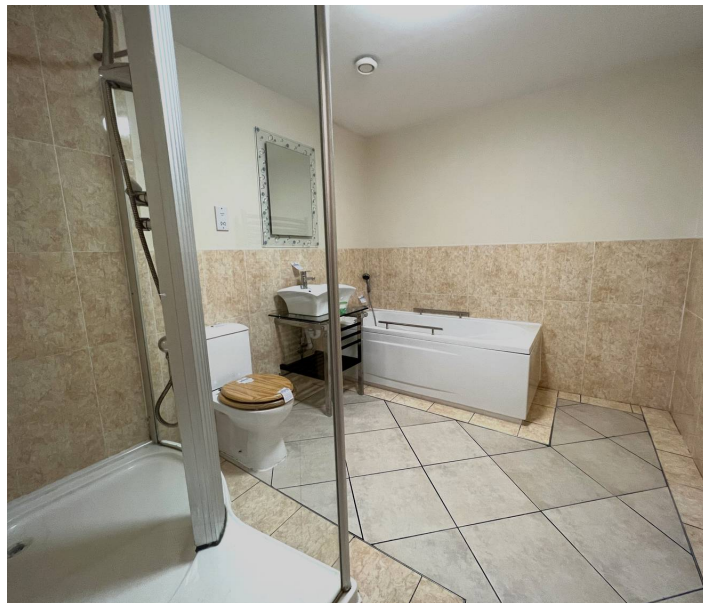
### **BATHROOM**

10' 0" x 8' 3" (3.04m x 2.51m)

The bathroom features a modern white four piece suite which comprises of a panelled bath with shower head mixer tap, a broad square wash hand basin with chrome monobloc mixer tap set upon a ceramic and chrome vanity unit, a low level W.C with push button flush and a fixed frame shower cubicle with thermostatic shower. There is tiled flooring and tiling to dado height and splash areas on the walls, a ceiling light point, chrome ladder style radiator, and extractor vents.

### **EXTERNAL**

Externally the property is accessed via a gated entrance from Ings Road, Wakefield. Access is provided either via the internal intercom system or via keypad entry. There are communal grounds and an allocated parking space for the subject apartment.



## **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**

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## **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

Details printed 25/07/2024.

**PROPERTY VIEWING NOTES -**



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