



Apartment 2 The Pinnacle, Ings Road, Wakefield, WF1 1DE

£110,000

bramleys



This extremely spacious 2 double bedroom ground floor apartment is an ideal purchase for a landlord/investor requiring a well presented property with quality tenant already in place. Alternatively it would also be of interest to a first time buyer or those requiring ground floor/single storey living. Situated in this secure gated development, enjoying a city centre location with excellent transport links and access to amenities. Benefiting from telephone entry system, electric heating and having accommodation comprising: entrance hall, open plan lounge/diner, separate kitchen with integrated appliances and four piece bathroom. Also having secure off road parking/visitor parking.



GROUND FLOOR:

Entrance Hall

This spacious L shaped entrance hall has laminate flooring, an electric wall heater and built in boiler cupboard which also houses the fuse box.

Open Plan Lounge/Diner

17'6 x 10'3 + 12'8 x 12'8 (5.33m x 3.12m + 3.86m x 3.86m)

A lovely spacious reception room also having laminate flooring, fireplace surround with electric fire point and electric wall heater.

Kitchen

7'8 x 7'7 (2.34m x 2.31m)

The kitchen is separate to the lounge diner and has a range of wall and base units with working surfaces over, integrated appliances include fridge and freezer, microwave and single oven, electric hob with extractor hood over, space for a tumble drier and dishwasher and stainless steel sink unit. The kitchen also has laminate flooring.

Bedroom 1

19'5 x 9'6 (5.92m x 2.90m)

This double room has an electric wall heater and 3 uPVC double glazed windows.

Bedroom 2

Another double room with electric wall heater and uPVC double glazed window.

Bathroom

This four piece bathroom has a modern suite comprising bath, separate shower enclosure, wc and sink unit. There is tiling to the walls and floor, a chrome ladder style heated towel rail and plumbing for a washing machine.

OUTSIDE:

The development has a secure gated entrance and off road/visitor parking facilities.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.



TENURE:

Leasehold - Term: 125 years from October 2006 Service Charge: £928.04 Ground Rent: £330.96 Buildings Insurance: £167.28 from period 1/1/22 - 31/12/22

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

DIRECTIONS:

Leave our Mirfield office via Huddersfield Road/A644 heading East towards Dewsbury. Continue onto Webster Hill/A638, turn right onto Wakefield Road/A638, at the roundabout take the 2nd exit and stay on A638. At Flushdyke interchange, take the 3rd exit onto the M1 slip road to London/Barnsley, merge onto M1. At junction 39 take the A636/Denby Dale exit. At Durkar interchange, take the 1st exit onto Denby Dale Rd/A636. At the roundabout take the 2nd exit and stay on Denby Dale Road/A636. At the roundabout take the 2nd exit and stay on Denby Dale Road. At the roundabout continue straight ahead and stay on Denby Dale Road. At the roundabout take the 3rd exit onto Ings Road/A638, destination is on the left opposite a large retail park. Once the the main gates turn immediately right and the apartment can be found on your right hand side.

COUNCIL TAX BAND:

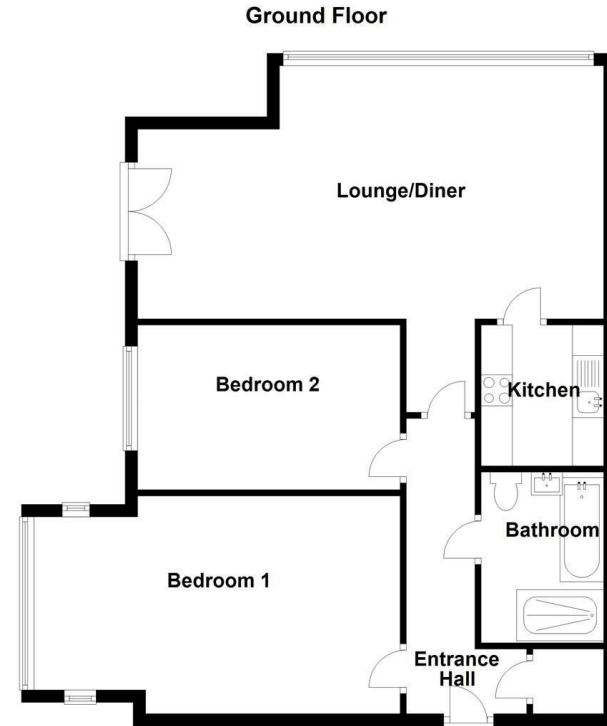
Band B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 plus) A			
(81-111) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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