

HUNTERS[®]

HERE TO GET *you* THERE



Ledgard Wharf

Mirfield, WF14 8NZ

By Auction £45,000



*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £45,000* * FEES APPLY *Hunters are delighted to present for sale this one-bedroom second-floor duplex apartment with lift access. Offering stylish and contemporary living with full use of an on-site gym, this spacious apartment is ideal for a first-time buyer, professional couple, or those looking to downsize. Ideally situated for commuters, being 500 yards from Mirfield Train Link and within walking distance to Mirfield Centre, it is also easily accessible to J25 of the M62 Motorway Network & A62 to Huddersfield. A short walk leads to beautiful countryside in Hopton and beyond. The apartment comprises a modern kitchen with integral appliances open to the lounge, featuring French doors leading out onto the balcony. Additionally, it includes a modern shower room and a double bedroom. Externally, the apartment benefits from a balcony overlooking the river and has one allocated parking space. Double glazed windows, gas central heating, and an intercom entry system are included. Located in a sought-after area in Mirfield, it is 500 yards to Mirfield train station, with various amenities such as a medical center, supermarkets, independent shops, cafes, and restaurants all within the town center.

Leasehold Information
983 Years Lease Remaining
Annual Service charge £2025.71
Annual Ground Rent £314.07



ENTRANCE

A fire door leads into the spacious entrance hall with, wall mounted intercom system and doors into the open plan lounge & kitchen and stairs to first floor bedroom and bathroom.

OPEN PLAN LOUNGE AND KITCHEN 18'4" x 11'8" (5.61m x 3.56m)

A good sized lounge with radiator and wall light and having french doors leading out onto the balcony seating area overlooking the River Calder and surrounding areas. . The kitchen benefits from a range of wall and base units, complementary work tops and sink with mixer tap and drainer. Integral ceramic hob with extractor and convection oven / microwave. Integral fridge freezer and washer/dryer and concealed wall attached boiler.

LANDING

STAIRS TO FIRST FLOOR

BEDROOM 1 13'8" x 11'5" (4.17m x 3.50m)

Double bedroom with large double glazed window and radiator and leading to

SHOWER ROOM

A spacious shower room housing a modern walk in shower enclosure with shower, low flush W.C and wash hand basin. Stylish fully tiled walls and floor, spotlights to ceiling and heated towel radiator

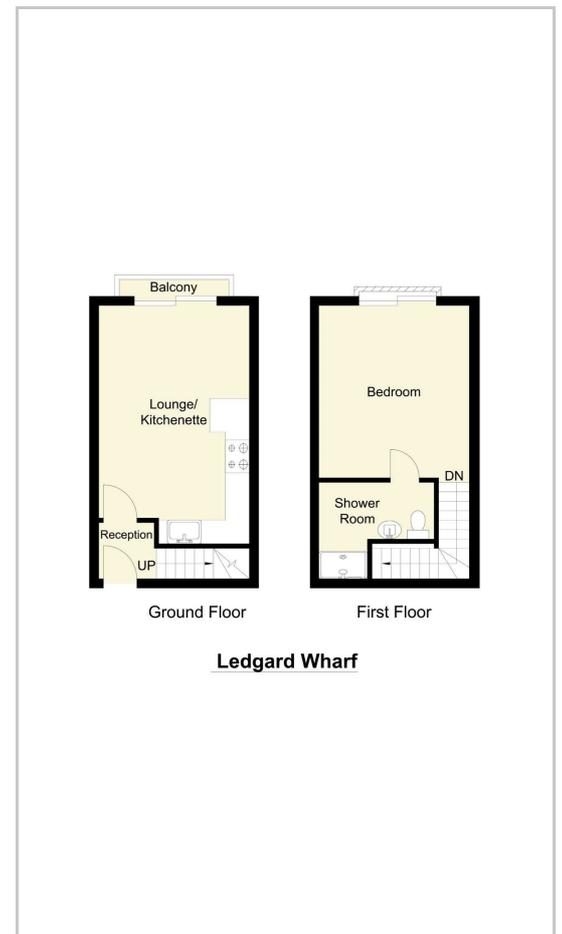
OUTSIDE

Externally the apartment benefits from a balcony looking over the river and has one allocated parking space.

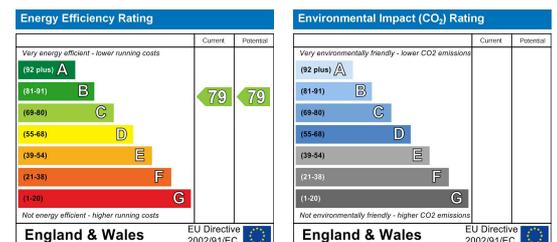
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.