whitegates









Ledgard Wharf, Mirfield, WF14

1 | 2 | 1 | EPC C

Asking Price: £85,000

Leasehold



Ledgard Wharf, Mirfield, WF14 8NZ

1 bedroom
2 bathrooms
1 reception room

Asking Price: £85,000

- OPEN PLAN
- 1 BED MEZZANINE APARTMENT
- 2 BATHROOMS
- SUN BALCONY
- NEAR TO THE CENTRE
- INVESTMENT

Council Tax Band: A

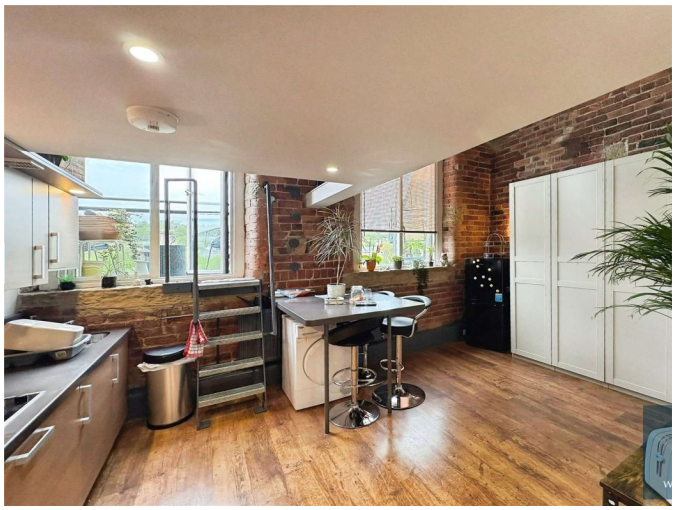
New to the market with Whitegates is this stylish one-bedroom mezzanine apartment, offering a unique combination of character and contemporary living. With exposed brickwork, original timber beams, a sun balcony, and a spacious mezzanine bedroom with en-suite, this impressive home is truly one of a kind and must be viewed to be fully appreciated. Being sold tenant is situ paying £750 per month.

Whitegates are delighted to present this stunning one-bedroom mezzanine apartment, offering a perfect blend of contemporary living and original character features. Situated within a highly desirable development, this unique home boasts a sun balcony, gas central heating, and double glazing, all beautifully complemented by striking exposed brickwork and impressive original heavy timber beams that add real warmth and personality throughout.

The property opens into a bright and spacious open-plan lounge and kitchen area, thoughtfully designed to maximise light and space. The living area provides an inviting and versatile environment, ideal for both relaxing and entertaining, with ample room for a range of furniture layouts. The kitchen is neatly integrated into the space, offering a modern and practical layout that complements the overall open feel of the apartment. From the lounge, there is







access to a private sun balcony, a fantastic addition that provides an outdoor seating area—perfect for enjoying a morning coffee or unwinding in the fresh air.

A fully tiled, contemporary shower room is also located on the main level, finished to a high standard with modern fittings and a clean, stylish design.

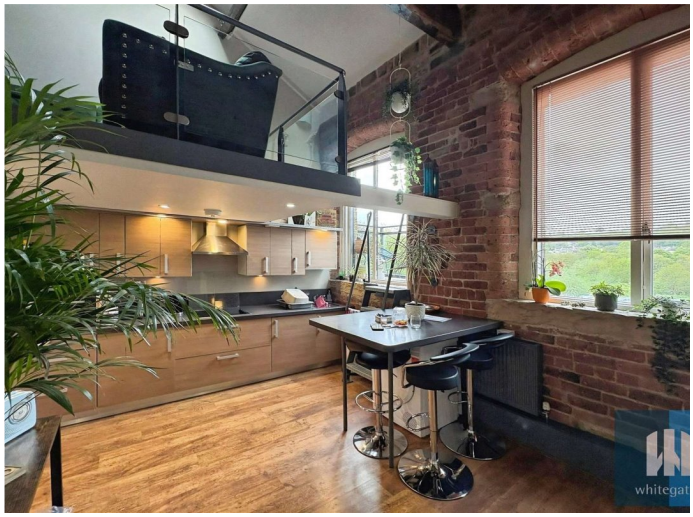
A real standout feature of this property is the impressive mezzanine bedroom level. Larger than average, this unique space overlooks the living area below via a glass balustrade, enhancing the sense of openness and light throughout the apartment. The bedroom benefits from vaulted ceilings with exposed timber beams, creating a dramatic yet cosy atmosphere that perfectly balances character and comfort. This elevated level also enjoys its own en-suite bathroom, offering added privacy and convenience rarely found in similar properties.

Overall, this is a truly distinctive home that combines character, space, and modern living in equal measure. An internal inspection is highly recommended to fully appreciate the charm, scale, and individuality this exceptional apartment has to offer. A great turnkey investment.

Room Descriptions

Entrance / Open Plan Living Area:

A bright and welcoming open-plan lounge and kitchen space, forming the heart of the home. This impressive area is enhanced by exposed brickwork and striking timber beams, creating a perfect balance of character and modern style. The lounge offers ample space for relaxing and entertaining, while the kitchen is neatly integrated with a practical layout and contemporary finish. From here, access is provided to the sun balcony, offering a private outdoor seating area ideal for enjoying fresh air and natural light.



Sun Balcony:

A fantastic addition to the property, the sun balcony provides a private outdoor space, perfect for morning coffee, relaxing in the sunshine, or simply enjoying the elevated outlook.



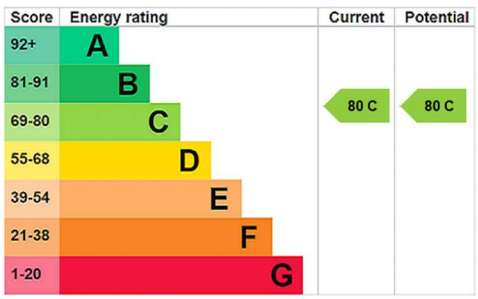
Shower Room:

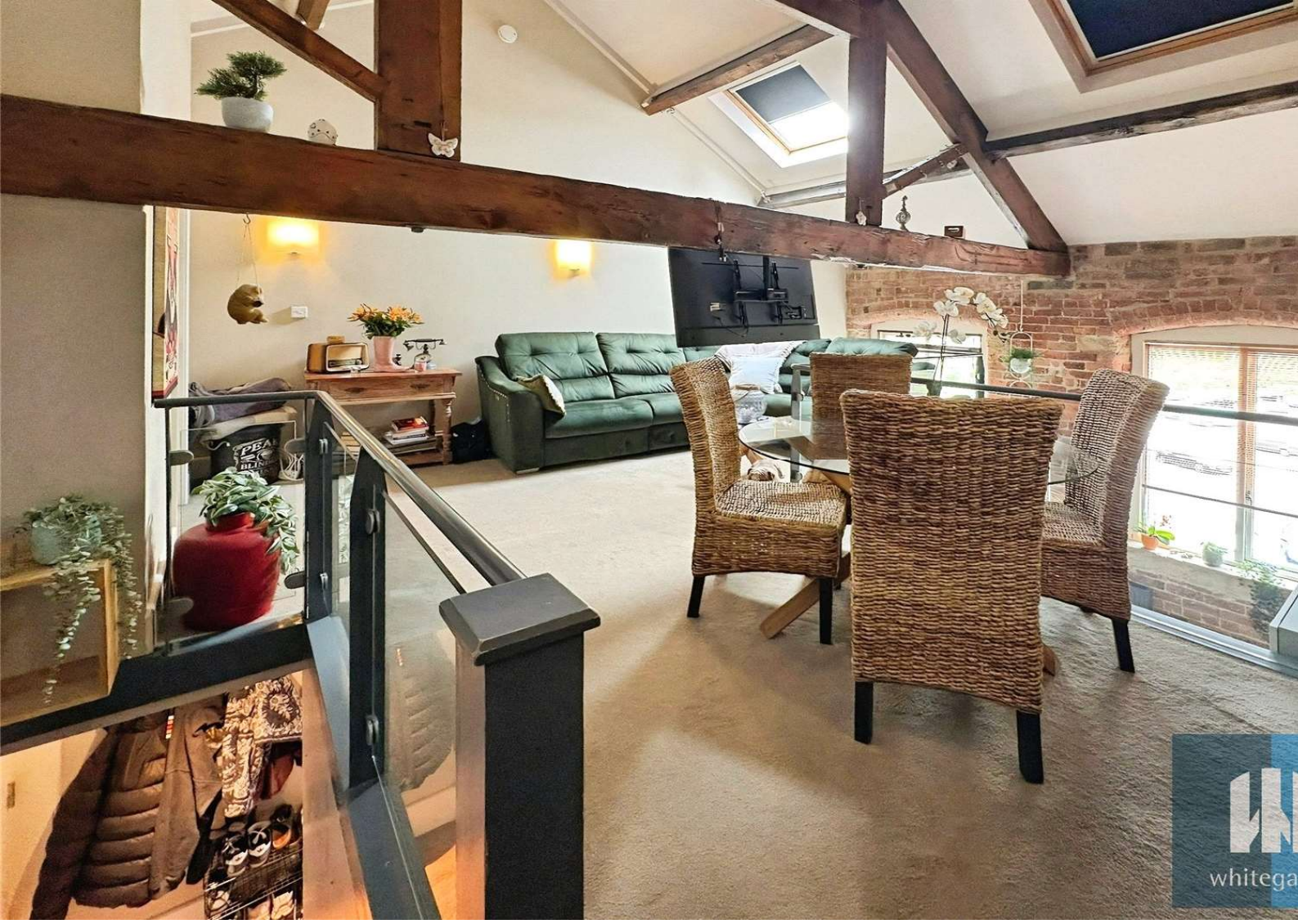
A stylish and fully tiled modern shower room, fitted with a contemporary suite and quality fixtures. Finished to a high standard, offering both practicality and a sleek design.

Mezzanine Bedroom:

A standout feature of the apartment, the larger-than-average mezzanine bedroom is accessed via an open staircase and overlooks the living area below through a glass balustrade. The space is enhanced by vaulted ceilings and original exposed timber beams, creating a dramatic yet cosy atmosphere. This unique bedroom also benefits from its own en-suite bathroom, providing added convenience and privacy.



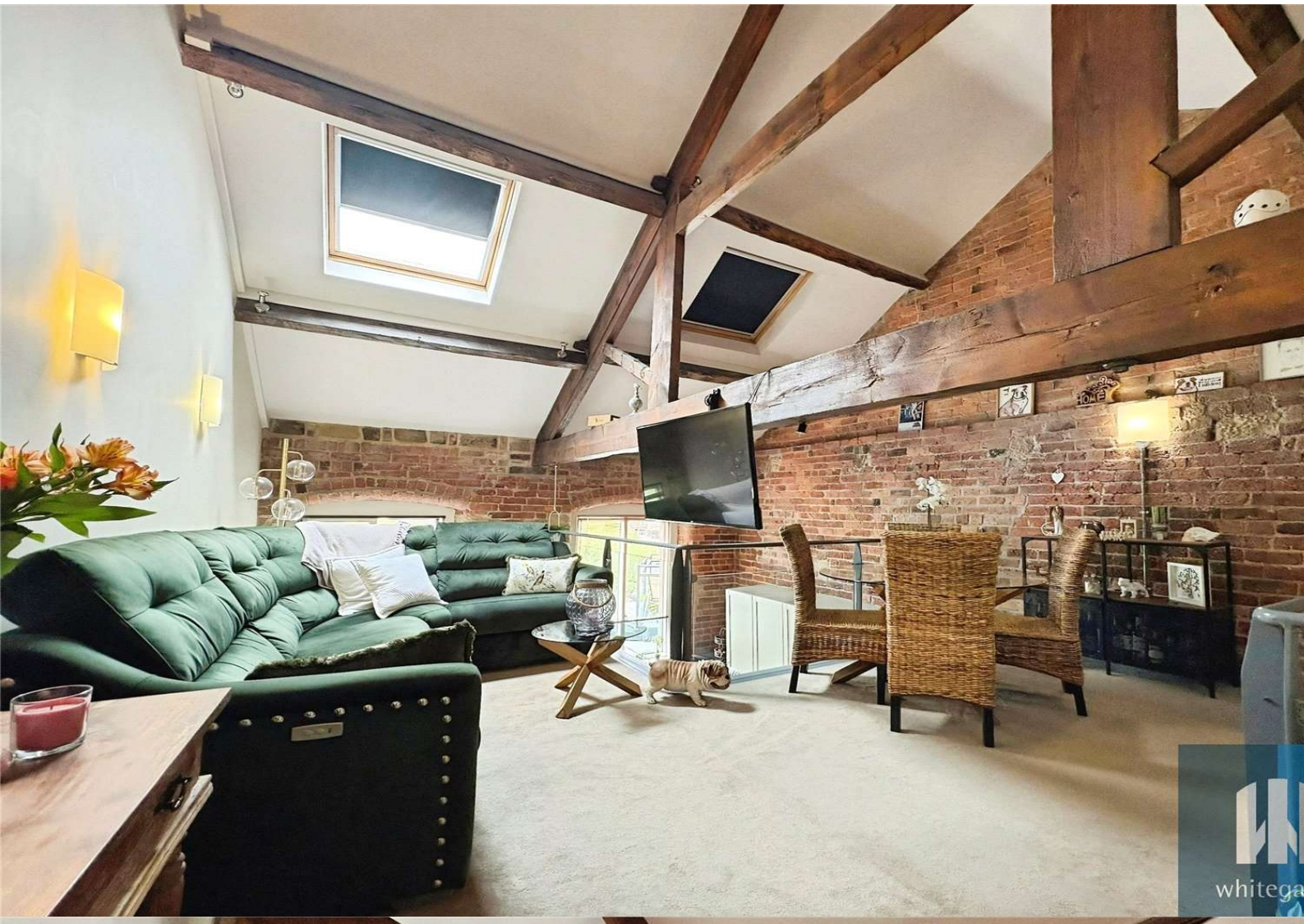





THE
POO
ROOM

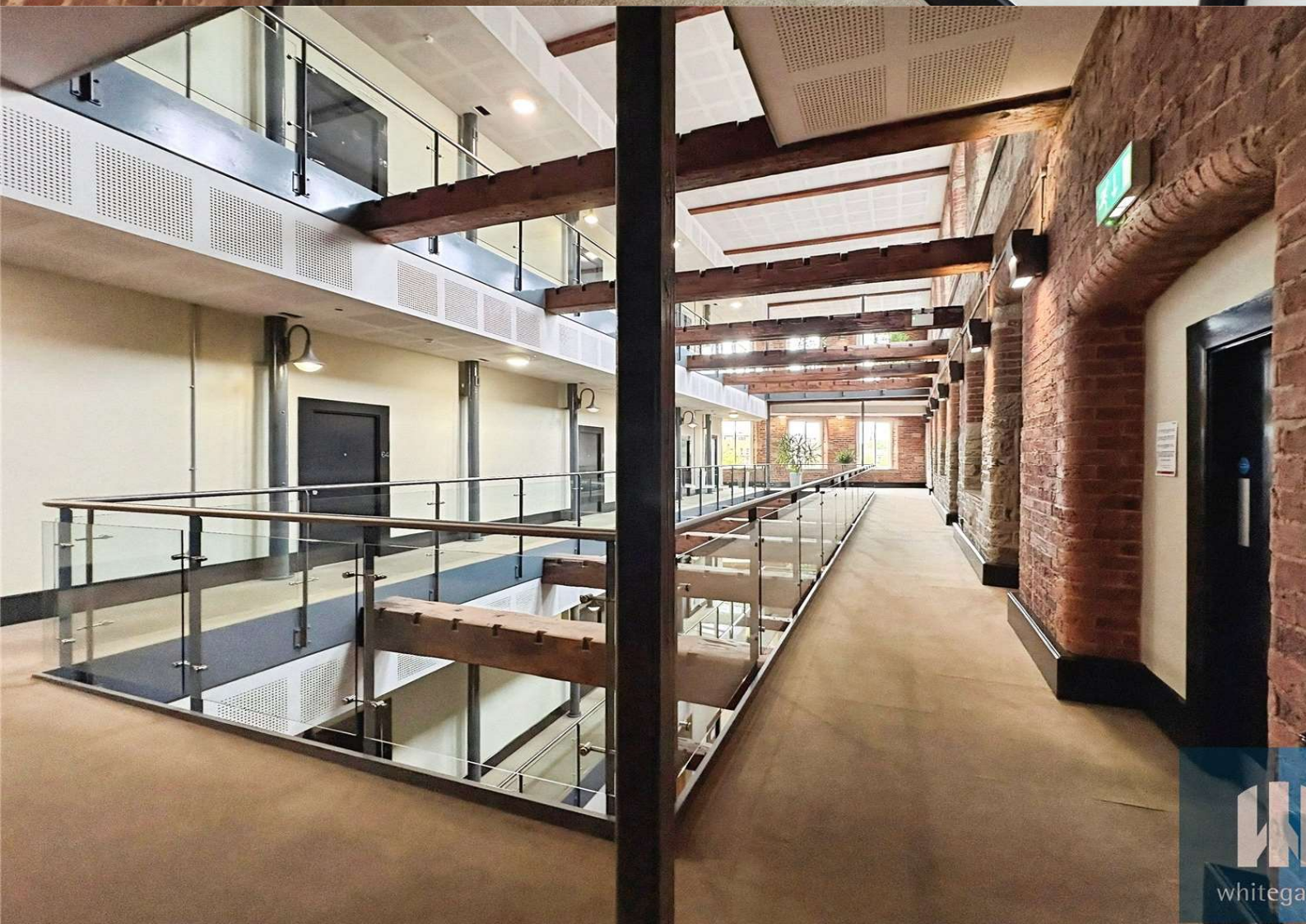

THE
POO
ROOM
Carex







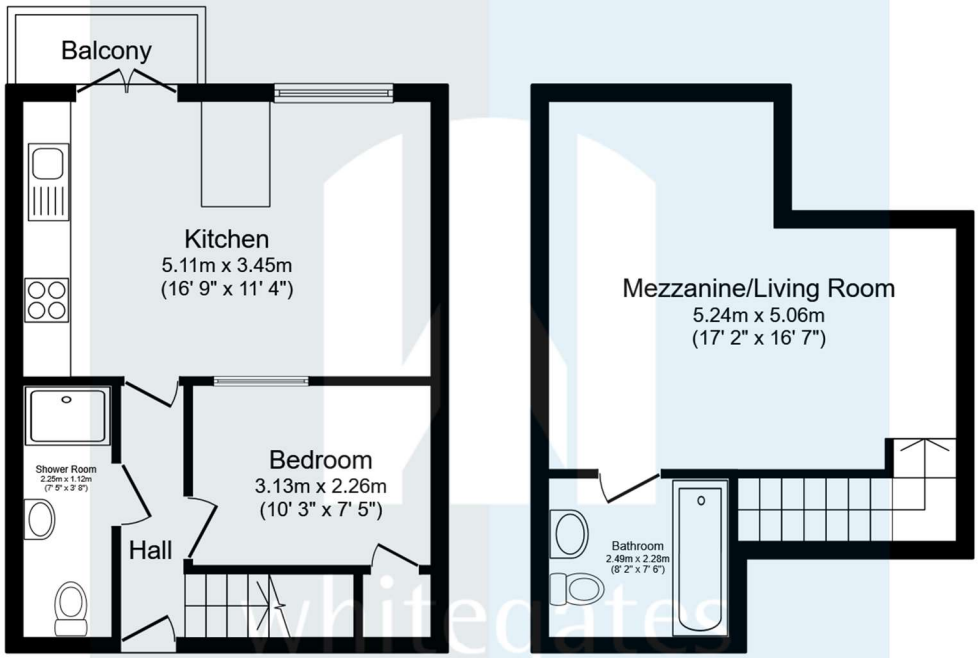

70




7
G LYLES & SONS LTD



70 Ledgard Wharf, Mirfield, WF14 8NZ



Total floor area: 61.5 sq.m. (662 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

01924 493269
mirfield@whitegates.co.uk
www.whitegates.co.uk

Whitegates Mirfield

112 Huddersfield Road, Mirfield, West Yorkshire, WF14 8AB

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman