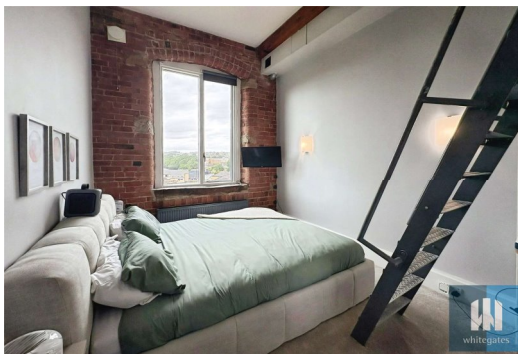
whitegates







# Ledgard Wharf, Mirfield, WF14

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**Asking Price: £80,000**

Leasehold




## Ledgard Wharf, Mirfield, WF14 8NZ

1 bedroom
1 bathroom
1 reception room

# Asking Price: £80,000

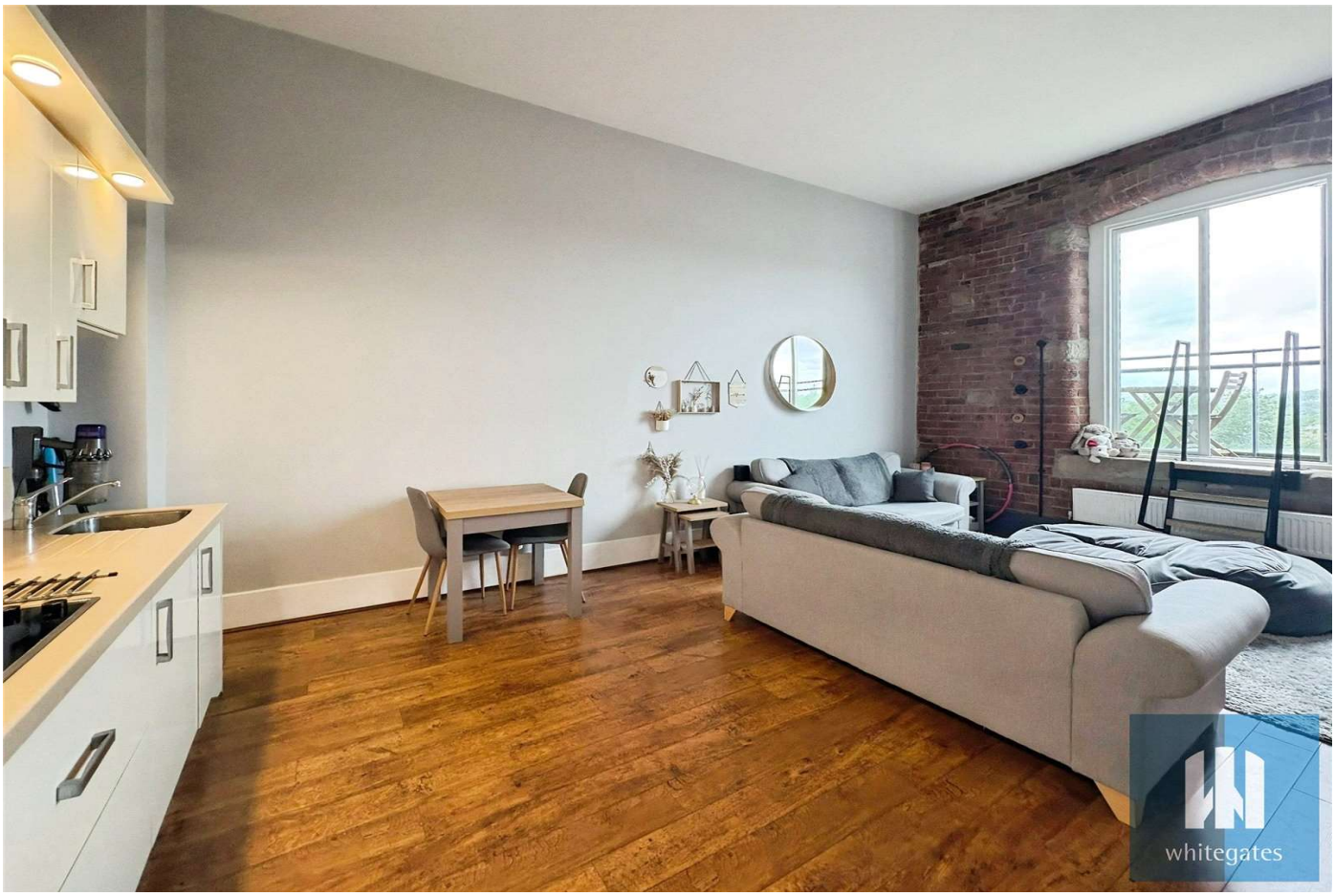
- FIRST TIME BUYERS
- INVESTORS
- GREAT LOCATION
- AMAZING VIEWS
- RESIDENT PARKING
- ONE BEDROOM

**Council Tax Band: A**

Offered to the market is this exceptional modern apartment, occupying a desirable position in Mirfield and enjoying far-reaching views that can be appreciated from both the main living accommodation and the private balcony. Beautifully presented throughout, the property combines contemporary styling with practical living space, making it an ideal purchase for first-time buyers, professionals, downsizers, or investors alike.

The apartment is situated within a well-maintained development and benefits from lift access, ensuring ease of entry and excellent accessibility. Upon entering the property, you are welcomed into a spacious entrance hallway which provides access to the principal rooms. The accommodation has been thoughtfully designed to maximise both space and natural light, creating a bright and inviting atmosphere throughout.

At the heart of the home is the impressive open-plan living, dining and kitchen area. This generous space is perfect for modern-day living and entertaining, with large doors opening directly onto the private balcony, allowing the stunning elevated views to become a feature of the room. The balcony itself provides a wonderful outdoor seating area where residents can enjoy morning coffee, al fresco dining, or simply relax while taking in the surrounding scenery.







The kitchen area is fitted with a range of attractive base and wall-mounted units, offering ample storage and workspace. Designed with both style and functionality in mind, the kitchen seamlessly integrates with the living area, creating a sociable environment ideal for everyday living and entertaining guests.

The apartment further benefits from a well-proportioned double bedroom, offering a peaceful retreat at the end of the day. A particularly unique feature of the property is the access from the bedroom to the useful loft/mezzanine area. Currently utilised by the present owner as a dedicated dressing and preparation space, this versatile area could also serve as additional storage, a hobby area, or a flexible space to suit a variety of individual requirements.

Completing the internal accommodation is the contemporary bathroom, fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and low-level WC. Finished to a high standard, the bathroom complements the overall quality and presentation of the apartment.

Externally, residents benefit from allocated parking together with a selection of visitor parking spaces, providing convenience for both homeowners and guests. The development itself is well maintained and enjoys a pleasant setting within easy reach of Mirfield's excellent range of local amenities, including

shops, cafés, restaurants, well-regarded schools and transport links. Mirfield railway station is also conveniently located, offering direct connections to Leeds, Huddersfield and Manchester, making the property particularly appealing to commuters.

Combining stylish modern accommodation, unique features, excellent accessibility and spectacular views, this superb apartment presents a fantastic opportunity for a wide range of purchasers. Early viewing is strongly recommended to fully appreciate everything this wonderful home has to offer.

**Entrance Hallway**

A welcoming entrance hallway providing access to all accommodation, with useful storage space and access via lift to the apartment floor.

**Open Plan Living**

A bright and spacious open-plan living area incorporating a modern fitted kitchen with a range of wall and base units, complementary work surfaces and space for appliances. The living area offers ample room for both seating and dining furniture, while doors lead directly onto the private balcony, allowing natural light to flood the room and providing stunning far-reaching views.

**Bedroom**

A generous double bedroom featuring a large window, creating a light and airy feel. Access is provided to the versatile mezzanine loft area.

**Mezzanine Loft Area**

A unique and useful additional space currently utilised as a dressing area by the present owner. Offering excellent storage potential, this versatile area could also be adapted to suit a variety of individual needs.

**Bathroom**

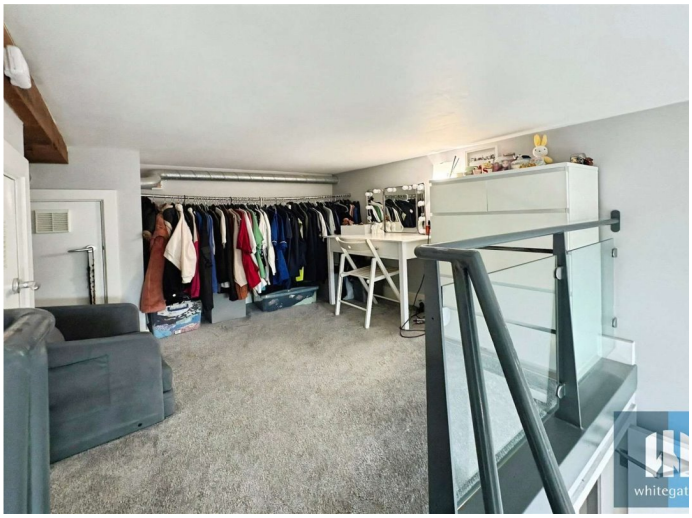
Fitted with a modern three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin. Finished with complementary tiling and contemporary fittings.

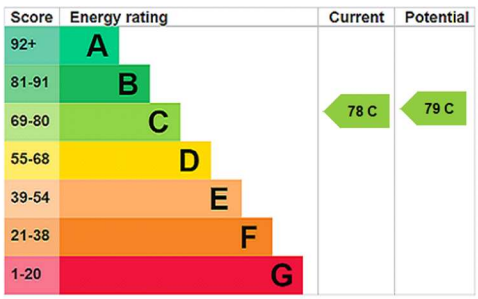
**Property Information**

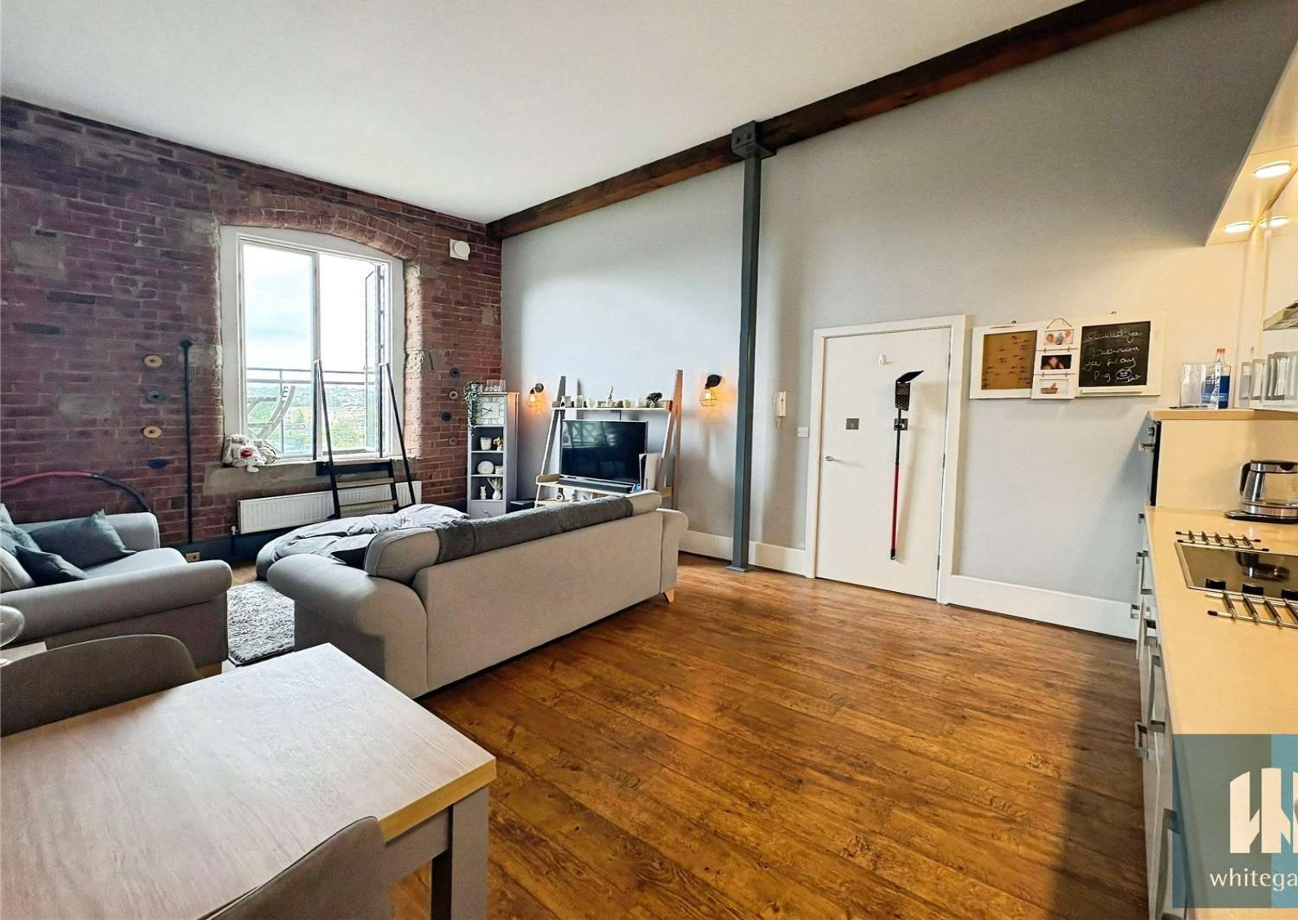
Telephone entry system. Ground rent £325 annually. Ground rent increases: Yes. Rent increase frequency: Every 4 years. Ground rent increase calculation: In line with the retail price index. FTTP connections. Mains gas, electric, water, and drainage. No flood risk at property. Central heating. Double glazing. Leasehold 979 years remaining. £2886 annual service charge.

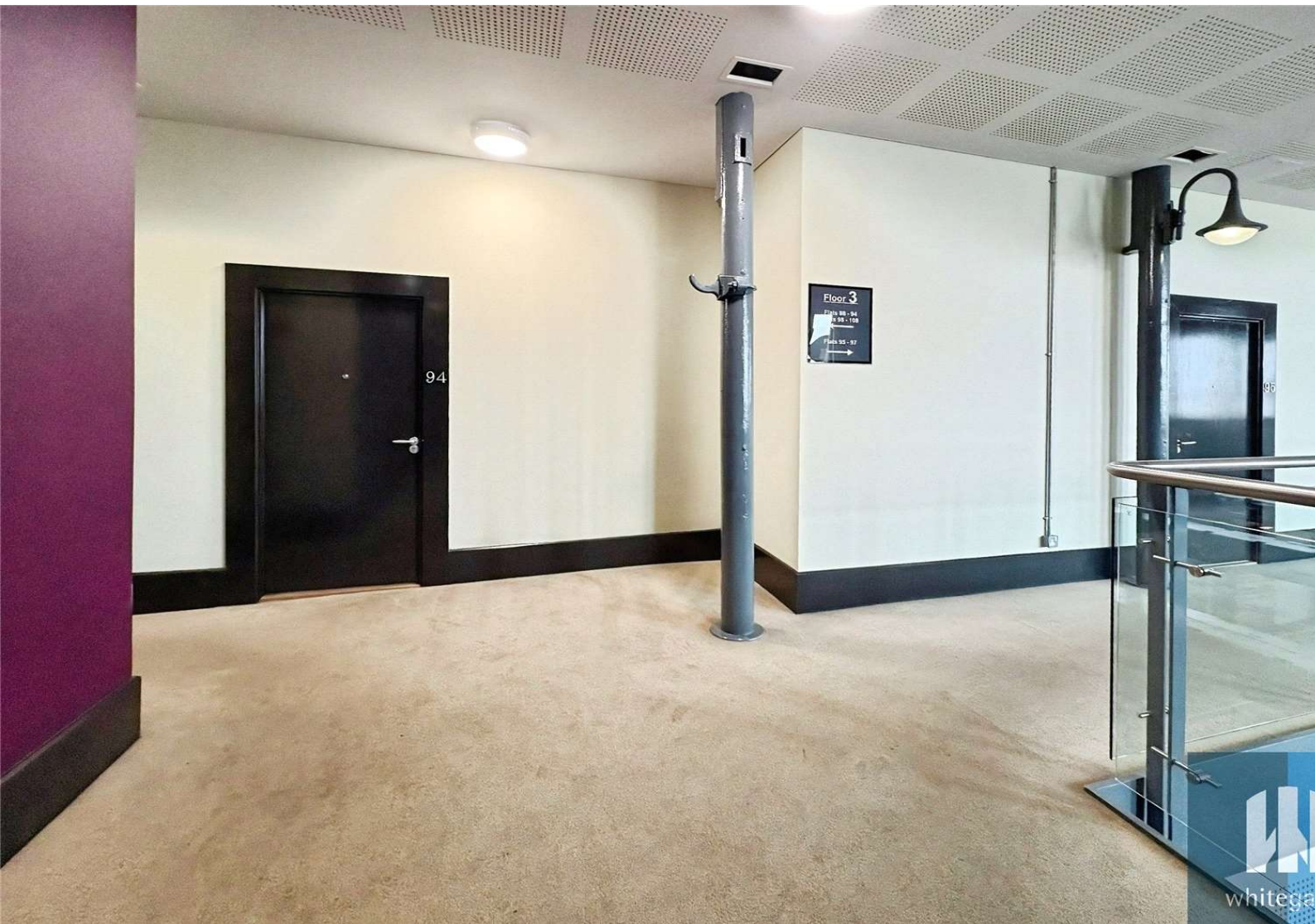




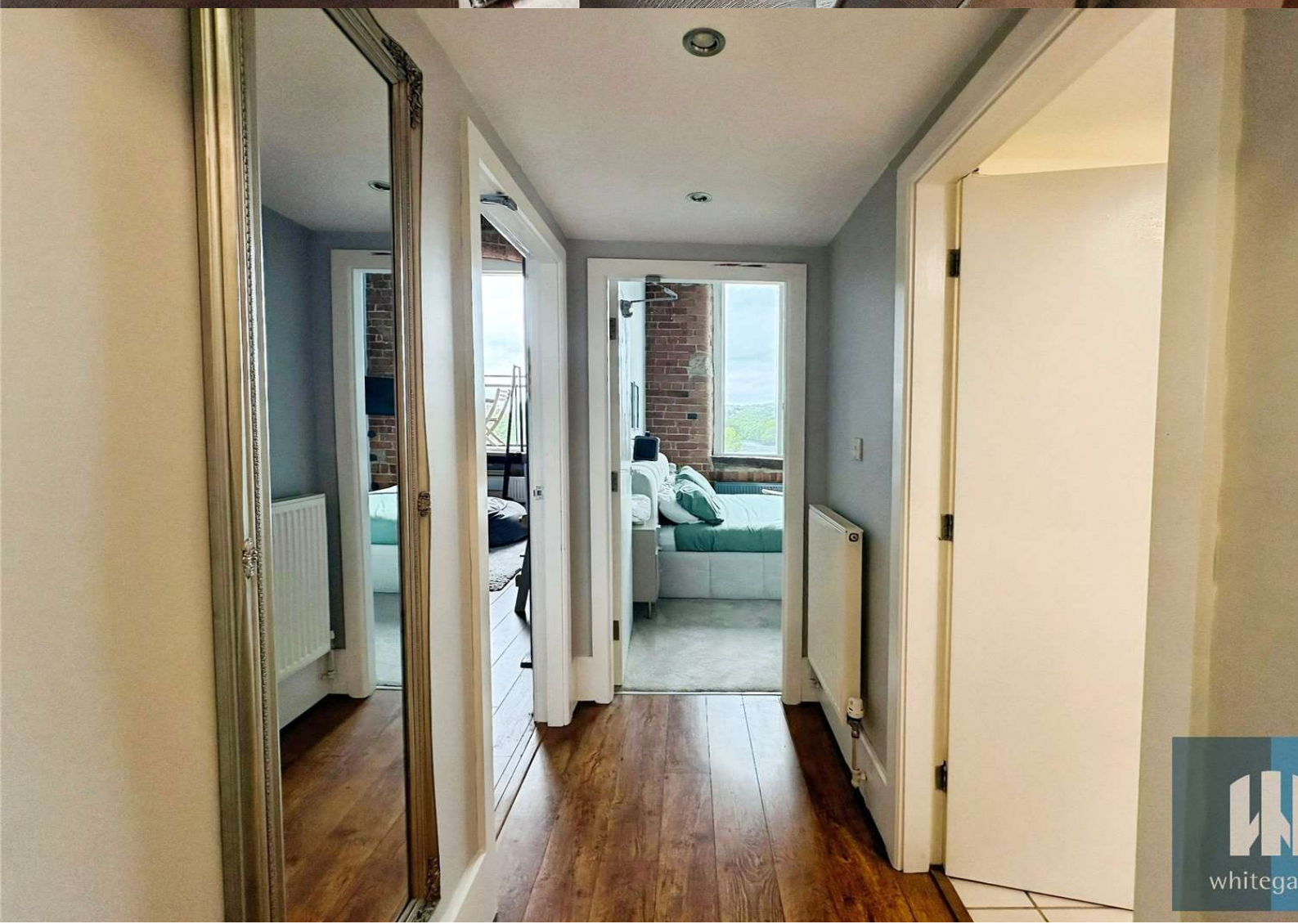


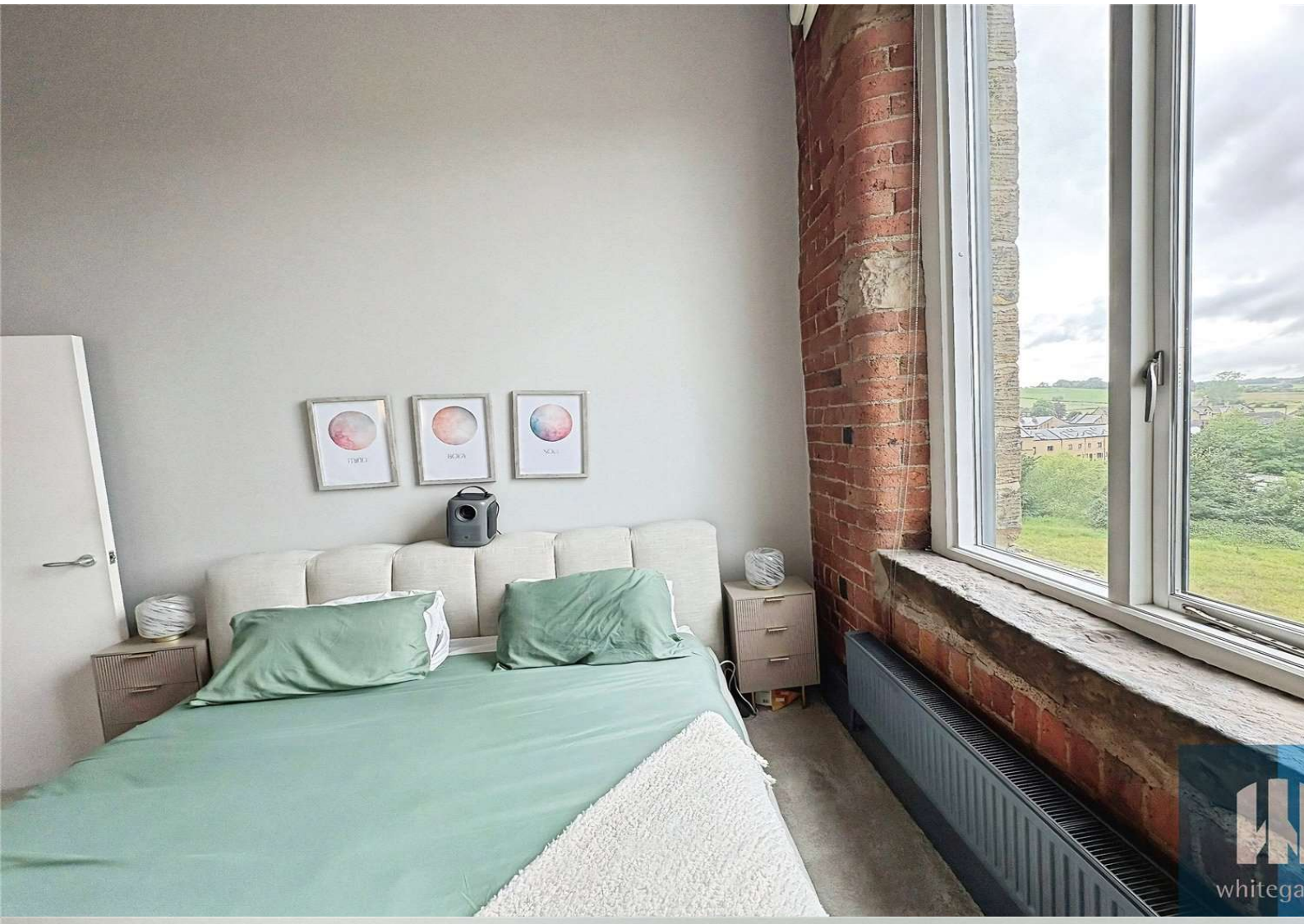





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Floor 3

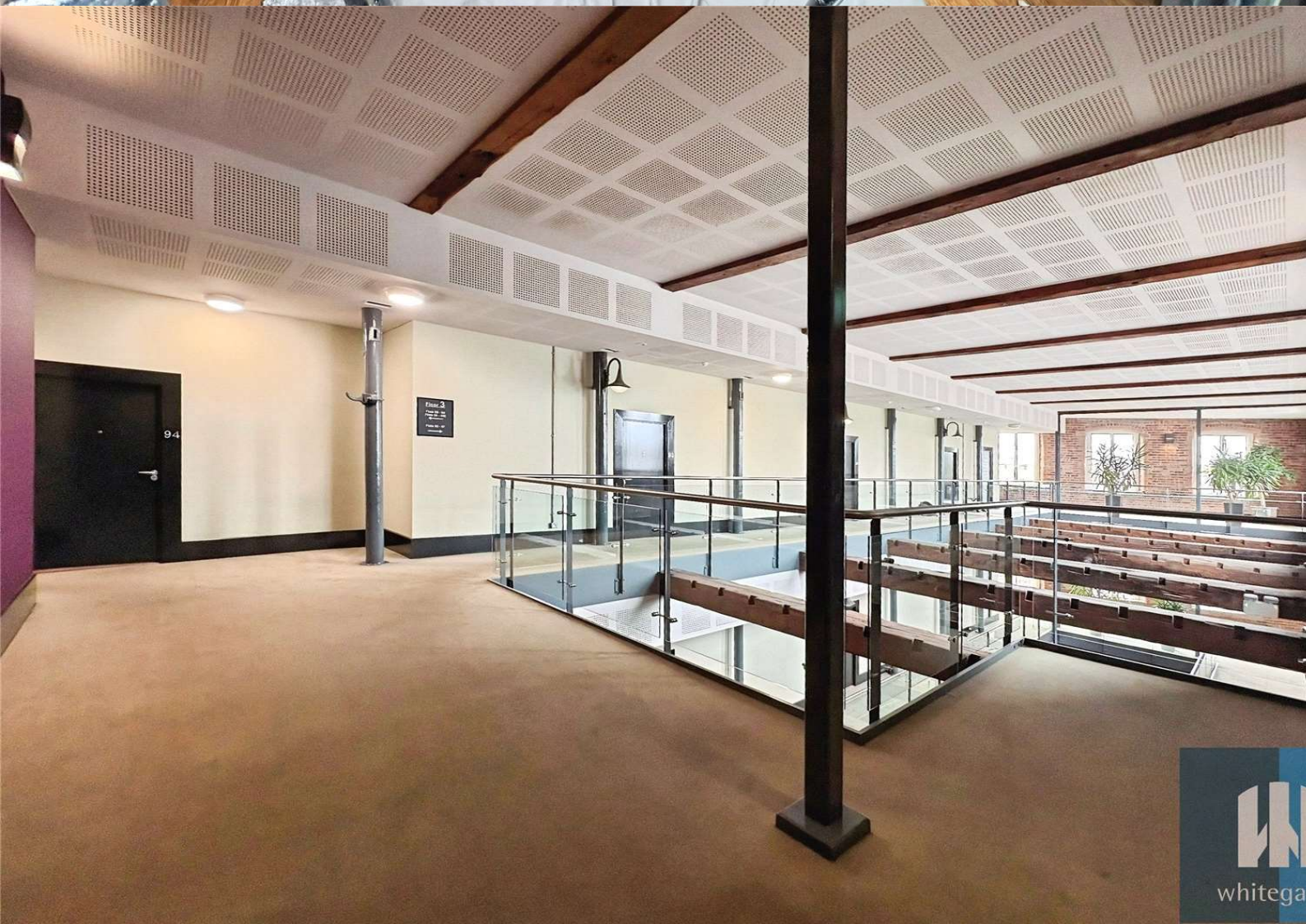




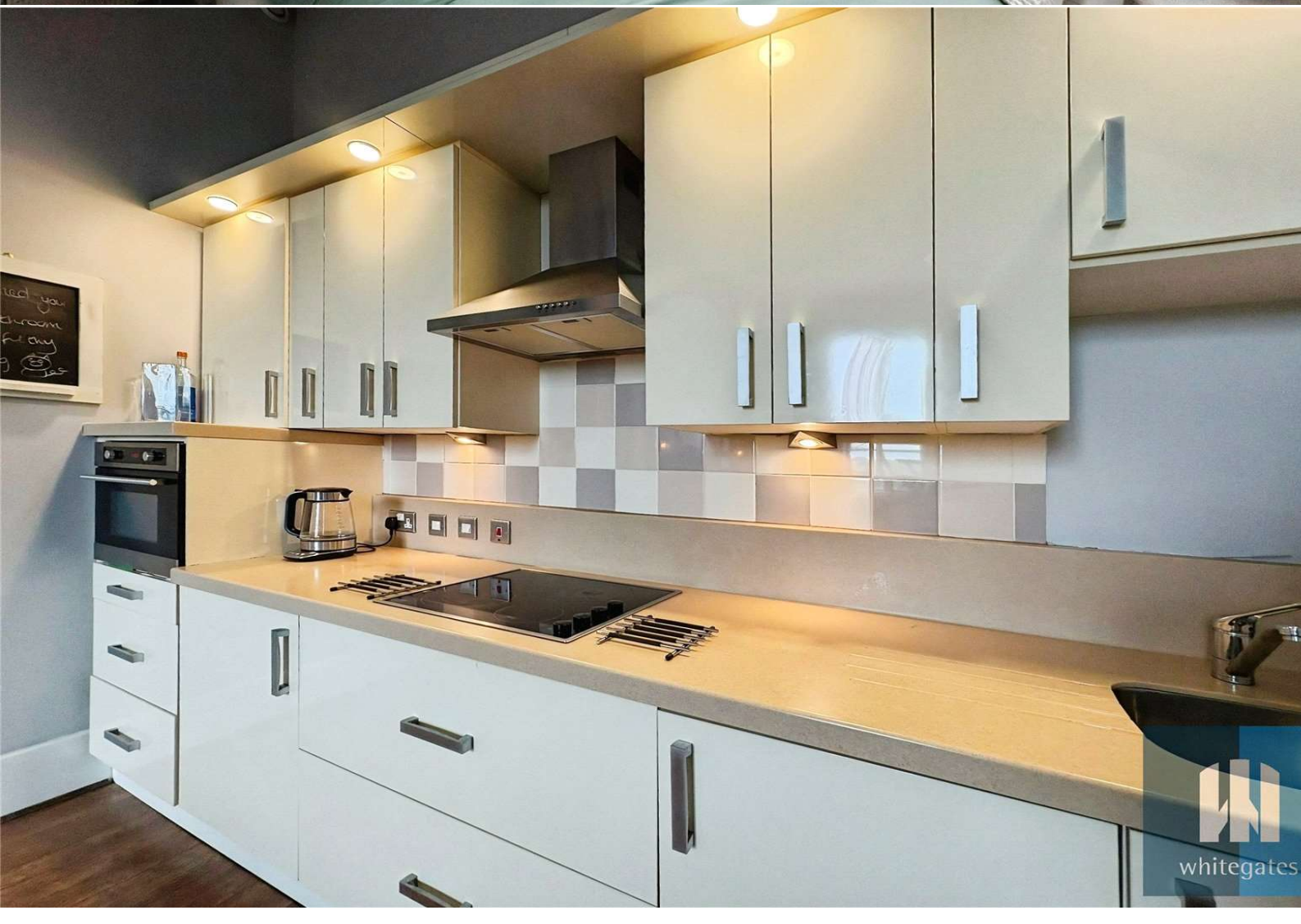




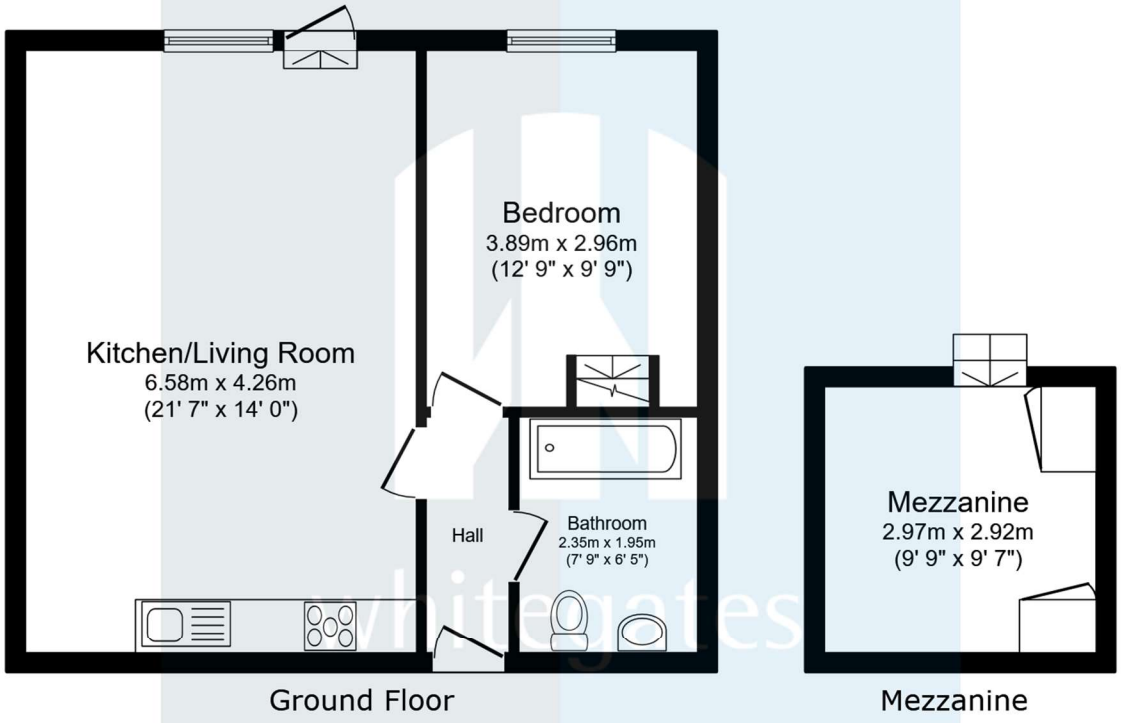



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Total floor area: 56.8 sq.m. (611 sq.ft.)

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


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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