

## 17 Ledgard Wharf, Mirfield, WF14 8NZ

£695 Per Calendar Month

- POPULAR DEVELOPMENT
- OPEN PLAN KITCHEN WITH INTEGRATED APPLIANCES
- SPLIT LEVEL DOUBLE BEDROOM
- ALLOCATED PARKING SPACE
- FULLY FURNISHED
- LOUNGE WITH DINING AREA AND BALCONY
- BATHROOM
- GROUND FLOOR APARTMENT

**bramleys**

\*\*\*\*\* MINIMUM SIX MONTH LEASE \*\*\*\*\*

This one bedroom ground floor apartment is situated in this popular development on the outskirts of Mirfield town centre within close proximity to the train station with direct links to Leeds, Manchester and London. Offering stylish accommodation, ideally suited to a professional single/couple. Being fully furnished and having fitted, open plan kitchen with integrated appliances, lounge with dining area and balcony, feature exposed brickwork to the walls and beamed ceiling. There is a modern 3 piece fully tiled bathroom and mezzanine split level double bedroom overlooking the living accommodation. The apartment also benefits from telephone entry system and allocated off road parking. Bond £800.00

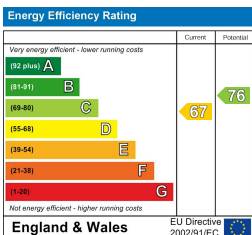
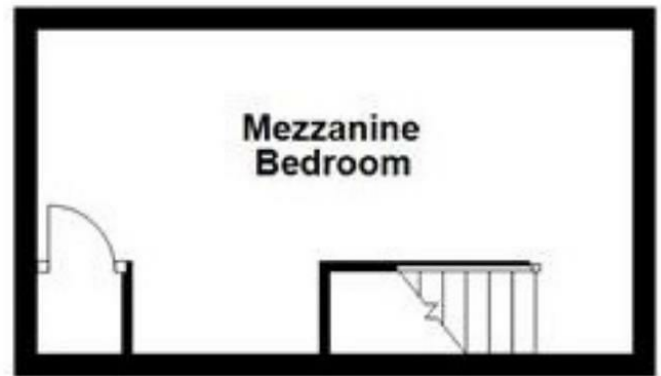
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

\*\*\*\*\* SORRY NO PETS OR SMOKERS \*\*\*\*\*

### Ground Floor



### First Floor



#### 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