



## 91 Ledgard Wharf , Mirfield, WF14 8NZ

A well-presented one bedroom apartment on this well regarded development which is conveniently located a short distance from the centre of Mirfield and within walking distance of the railway station which provides links to Huddersfield, Leeds, Manchester etc.. The apartment benefits from having gas central heating and double glazing. The apartment briefly comprises - Entrance Hall, Bathroom, Mezzanine Bedroom and Living Kitchen. NO CHAIN.

O.I.R.O £85,000



# 91 Ledgard Wharf

, Mirfield, WF14 8NZ



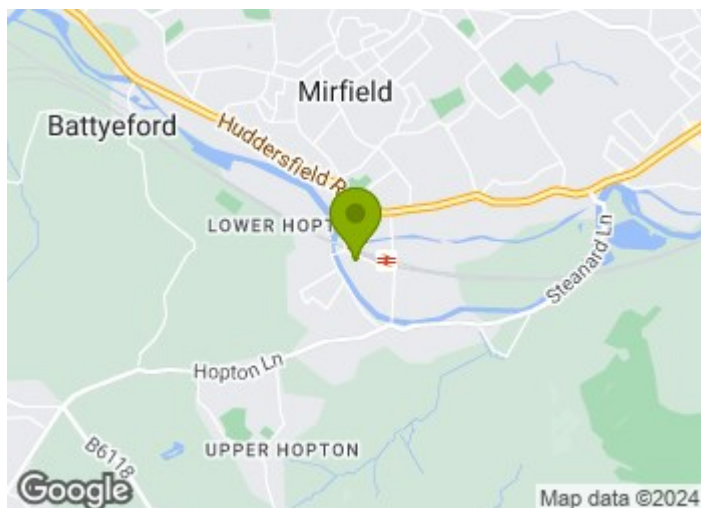
- ONE BEDROOM THIRD FLOOR MEZZANINE APARTMENT
- BALCONY IDEAL FOR RELAXING IN THE SUMMER MONTHS
- IDEAL PURCHASE FOR FIRST TIME BUYERS OR INVESTOR
- INTEGRATED APPLIANCES INCLUDED
- GYM FACILITIES
- NO UPPER CHAIN

## Living Kitchen

## Bathroom

## Bedroom

## Parking



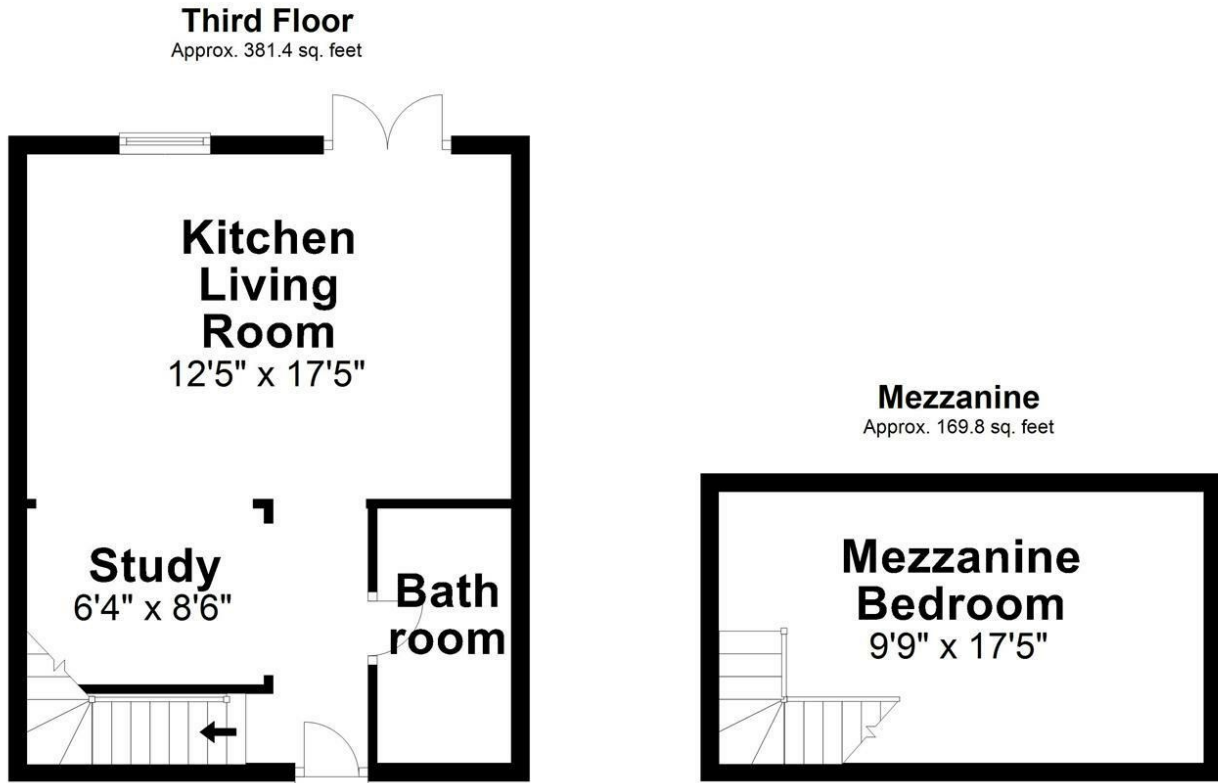
## Directions

From our office proceed to the traffic lights - turn left into Station Road and just after the bridge turn right and Ledgard Wharf is a little further along on the left hand side.





# Floor Plan

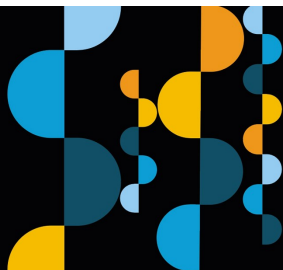
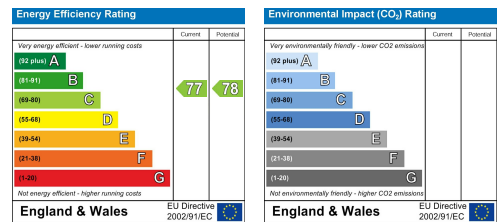


Total area: approx. 551.2 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors  
Plan produced using PlanUp.

## Ledgard Wharf, Mirfield

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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