



*Chain*



1

Bedroom



1

Bathroom





Tudor Sales & Lettings are delighted to bring to the market for sale this modern one bedroom apartment located at Ledgard wharf in Mirfield. This would make the perfect first home or investment opportunity. The internal layout comprises in brief: - entrance hallway, open plan living area with a fitted kitchen. Stairs lead to a Mezzanie bedroom area. On the ground floor space you have access to the bathroom. You also have access to a balcony.

Residents at Ledgard Wharf benefit from an on-site gym facility, and the apartment includes one allocated parking space with additional visitor parking available.

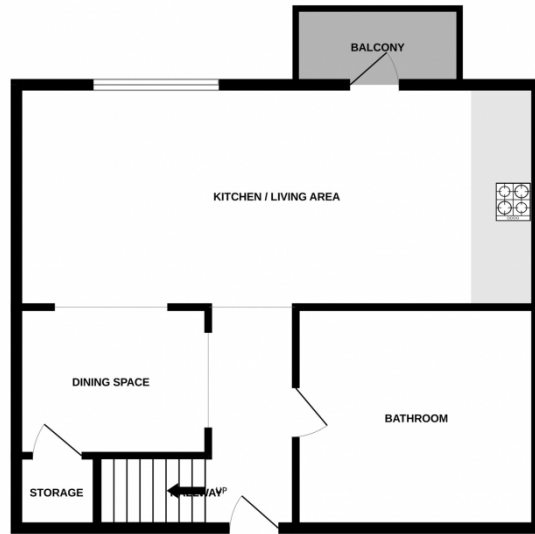
Perfectly positioned within walking distance to Mirfield Train Station, this apartment is ideal for commuters, offering easy access to Leeds, Huddersfield, and Manchester. Mirfield's vibrant High Street is also just a short distance away, providing a variety of shops, cafés, and local amenities.

Don't miss out on this unique and desirable apartment. Call Tudor Sales & Lettings today on 0113 282 3056 to arrange a viewing!

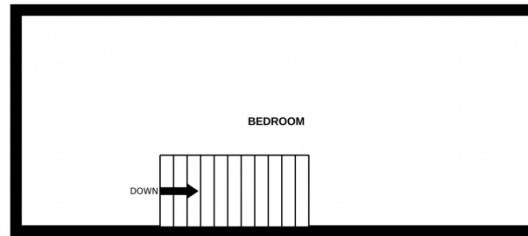
Currently tenant paying £695 per calendar month.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B	84	85
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Wales			Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

