



1

Bedroom



1

Bathroom



A fantastic opportunity to purchase this truly unique duplex apartment located at the Ledgard Wharf development in Mirfield. Modern throughout and available furnished or unfurnished, this turnkey property is perfect for first-time buyers, professionals, or investors alike. The property is currently tenanted and achieving a rental income of £625 PCM.

The apartment layout comprises:

Ground Floor:

- Open plan living area with modern kitchen and access to a balcony.

First Floor:

- Double bedroom and en-suite.

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!

Open Plan Living Area *5.82 x 3.56*

Spacious open plan living area. Good range of cream gloss base and wall units with corian worktops, inset single bowl sink and chrome mixer tap. Integrated electric hob with stainless steel extractor over. Integrated Micro-Combi microwave oven. Built in fridge and washing machine. Double glazed window & double glazed sliding door leading onto balcony with pleasant views overlooking the River Calder and Mirfield. Laminate flooring. Wall lighting. Central heating radiator.

Bedroom *3.94 x 3.56*

Double glazed window, double glazed sliding door. Wall lighting. Central heating radiator. Door leading to En-Suite.

Entrance Hallway

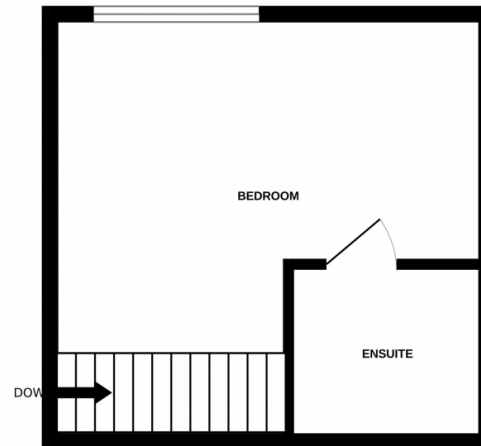
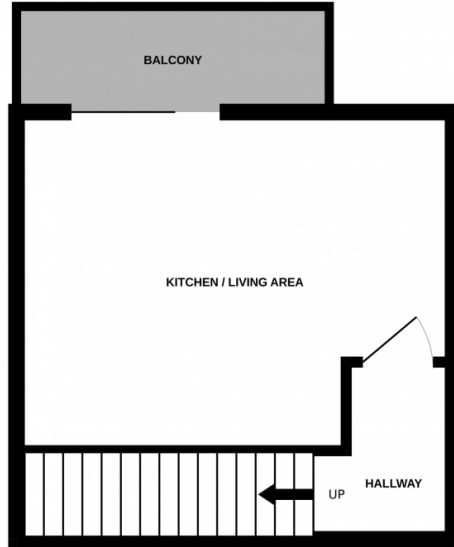
Laminate flooring. Wall lighting. Door leading to open plan living area. Stairs to first floor.

En-suite Shower Room *2.58 x 2.40*

Fully tiled walls and flooring. Shower cubicle. White wash hand basin & W.C. Chrome heated towel rail.

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 | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 81 | 82 |
| England, Scotland & Wales | | |
| | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 81 | 82 |
| England, Scotland & Wales | | |
| | EU Directive 2002/91/EC | |

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