



 **2**  
Bedrooms

 **2**  
Bathrooms





To be sold with no onward chain is this truly superb two bedroom duplex style apartment located at Ledgard Wharf in Mirfield.

Offering spacious living throughout, this superb apartment can be sold either furnished or unfurnished.

Call Tudor Sales & Lettings on 0113 282 3056 to arrange a viewing!

An exceptional opportunity to purchase this truly impressive two-bedroom duplex apartment situated on the second floor of the sought-after Ledgard Wharf development in Mirfield. Immaculately presented throughout and available furnished or unfurnished, this turnkey property is perfect for first-time buyers, professionals, or investors alike.

Offering spacious and stylish living accommodation, the apartment comprises:

**Ground Floor:**

- Welcoming entrance hallway with a convenient WC/cloakroom
- Stunning open-plan living area featuring floor-to-ceiling double-glazed windows, filling the space with natural light
- A contemporary modern kitchen with integrated appliances
- Access to two private balconies boasting breathtaking views

**First Floor:**

- Two generously sized double bedrooms
- A sleek and contemporary shower room

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!

**Kitchen / Living Area** 7.53m x 3.82m (24' 8" x 12' 6")

A truly stunning open plan living area with floor to ceiling windows making this the perfect light and airy living area. Modern fitted kitchen with a range of wall and base units. Worksurfaces. Sink and tap. Integrated micro-combi oven. Hob with extractor hood over. Tiled splashback. Other integrated appliances include a under counter fridge, dishwasher and washing machine. Sliding doors open to two balconies.

**WC / Cloaks** 1.47m x 0.75m (4' 10" x 2' 6")

Tiled flooring and walls. Wash hand basin and a wc.

**Bedroom 1** 3.70m x 3.03m (12' 2" x 9' 11")

Double bedroom with floor to ceiling windows. Central heating radiator. Sliding door opens to Juliette Style balcony.

**Bedroom 2** 3.82m x 2.98m (12' 6" x 9' 9")

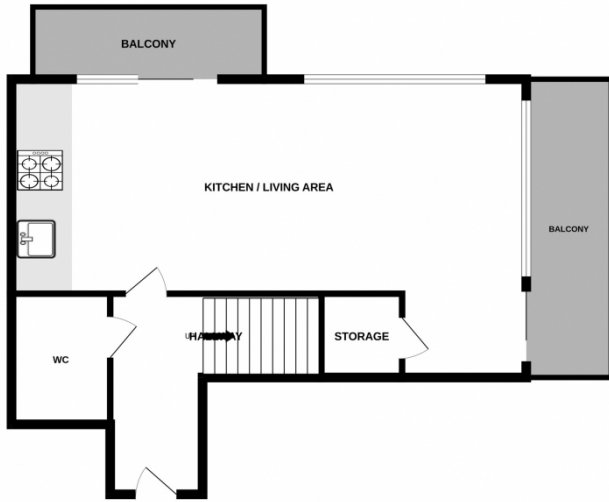
Double bedroom with floor to ceiling windows. Central heating radiator. Sliding door opens to Juliette Style balcony.

**Shower Room** 1.85m x 3.51m (6' 1" x 11' 6")

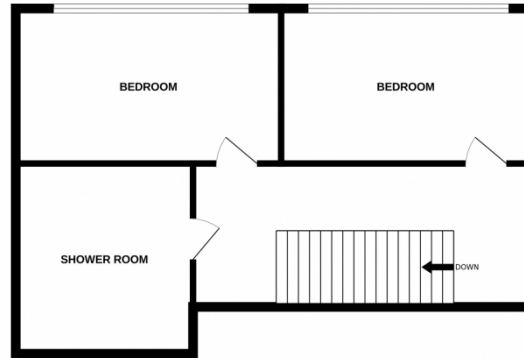
Fully tiled flooring and walls. Shower cubicle. Wash hand basin. WC. Heated towel rail.

Offers in the region of £250,000  
Ledgard Wharf, Mirfield

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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