



90 Ledgard Wharf, Mirfield - WF14 8NZ

Rent £695 pcm. Refundable Tenancy Deposit £801

Holroyd Miller have pleasure in offering to let this One Bedroom apartment, being serviced by a lift and having an onsite gym. Situated in the regarded town of Mirfield with convenient access to Trans Pennine Rail link for Leeds, Manchester and Huddersfield.



Communal Entrance

Communal hallway with post boxes, bike store, lift serving all levels, onsite gym

Apartment Entrance

With laminate wood floor and stairs off leading to mezzanine bedroom and....

Lounge/Kitchen

11' 5" x 17' 8" (3.47m x 5.38m)

A spacious living kitchen area with the kitchen area having a range of cream gloss wall and base units, worksurfaces and matching splashback, inset stainless steel sink and mixer tap, electric hob and extractor over, combination microwave oven, integrated fridge with freezer compartment, washer/dryer, laminate wood floor, radiator, exposed brick wall, steps leading to balcony, two UPVC windows.



Under Mezzanine Area

6' 5" x 8' 9" (1.95m x 2.67m)

Under mezzanine area with restricted head height and under stair cupboard

Balcony

Bathroom

Fitted with white suite with p-shaped bath with circular shower screen, wash hand basin with mixer tap, concealed flush W.C, tiled walls, chrome heated towel rail and downlighter to ceiling.





Mezzanine Bedroom

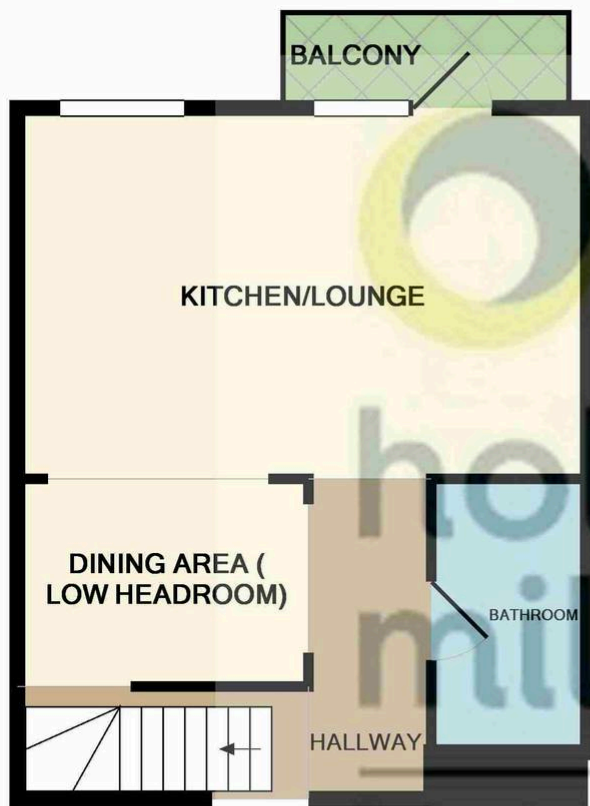
6' 8" x 8' 9" (2.04m x 2.66m)

Plus 2.95m x 2.75m Split level room with store cupboard and glass balustrade overlooking lounge/kitchen area.

Material Information

Council Tax Band A EPC Rating C Date Available: September 2026 Subject to References Property Type: Upper Floor Apartment. Holroyd Miller understand that the electric/ gas and water supply are mains supplied - Please note that the sole supplier is Switch2 (community heating) <https://switch2.co.uk/residential-portal/frequently-asked-questions/> Holroyd Miller understand that the water is on a meter. Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/> As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments Before the Tenancy Starts payable to Holroyd Miller 'The Agent' Holding Deposit: 1 Week's Rent equalling £160.00 During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement. Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred Any other permitted payments, not included above, under the relevant legislation including contractual damages.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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