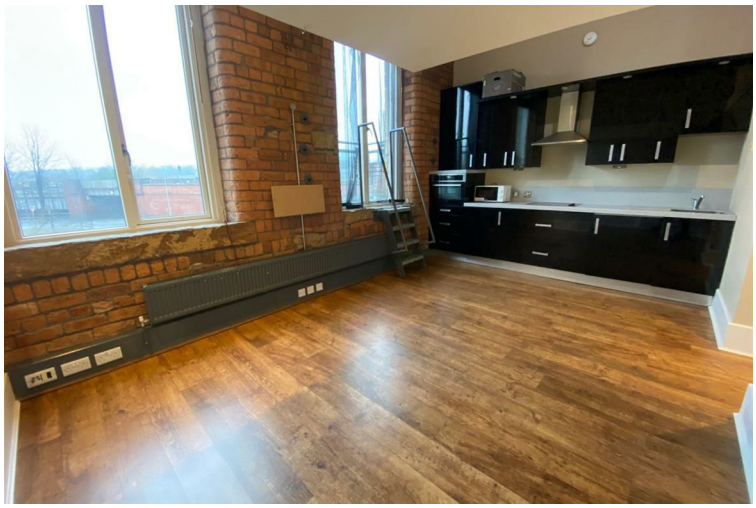


30 Ledgard Wharf, Mirfield, WF14 8NZ

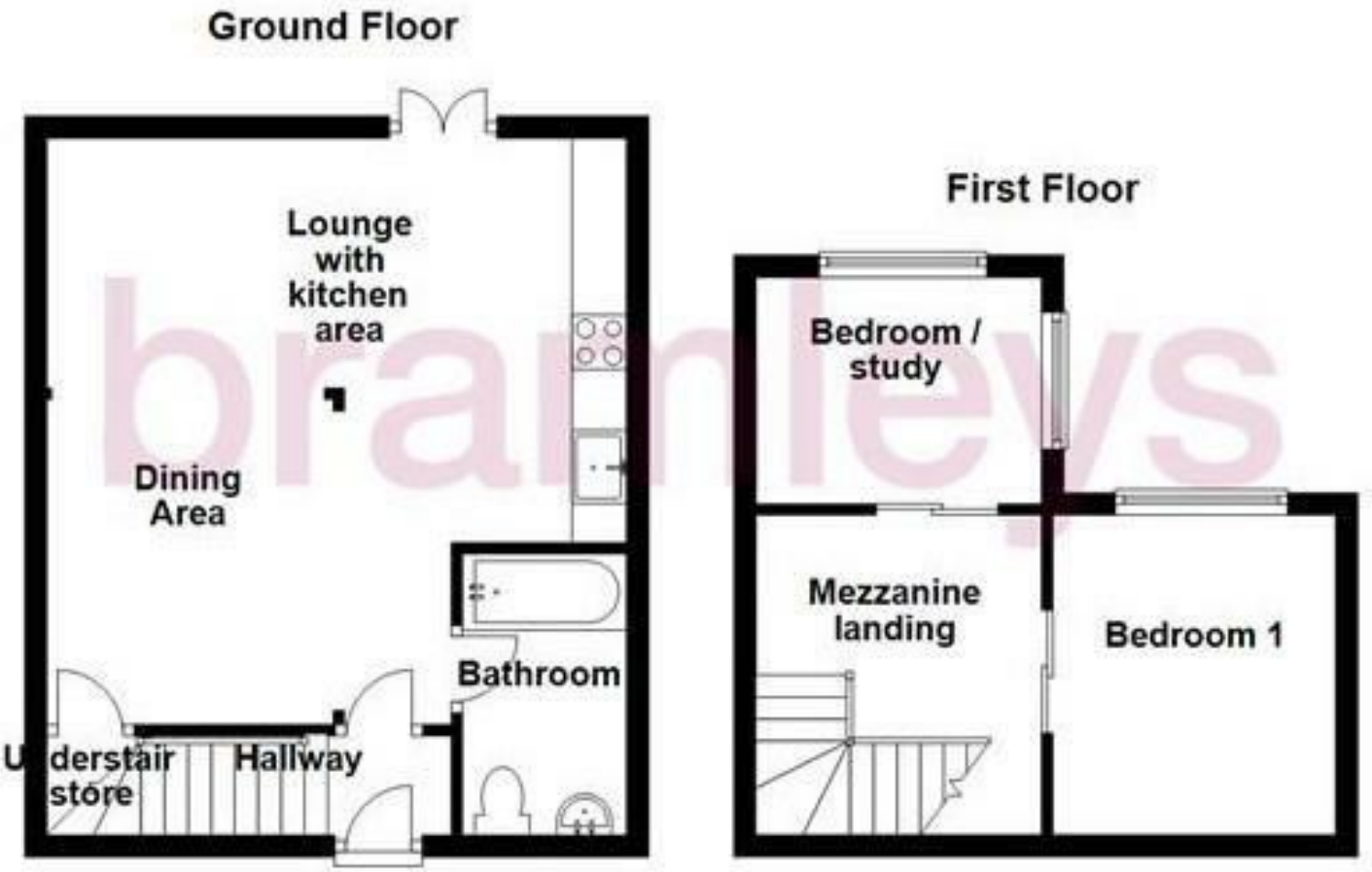
£750 PCM

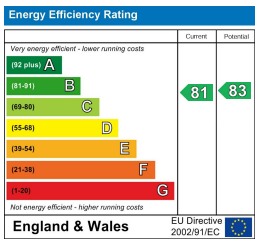
- FIRST FLOOR APARTMENT
- IDEAL FOR PROFESSIONAL COUPLE OR SINGLE PERSON
- FITTED KITCHEN WITH BALCONY OFF
- DESIGNATED PARKING SPACE & ADDITIONAL PERMIT PARKING FOR GUESTS
- CLOSE TO LOCAL AMENETIES AND PLEASANT OUTLOOK ACROSS THE RIVER COLNE
- LOUNGE WITH DINING AREA
- TWO BEDROOMS AND BATHROOM TO MEZANNINE LEVEL

bramleys

This first floor duplex apartment is situated in this convenient location on the outskirts of Mirfield town centre with an outlook across the River Calder. The apartment would be ideal for the single person or professional couple and has been improved over time to provide a second bedroom/study. The accommodation briefly comprises entrance lobby, lounge with dining area and fitted kitchen with balcony off, bathroom and two bedrooms to the mezzanine level. Outside there is a designated parking space plus additional permit parking for a guest. The property is let on an unfurnished basis. Bond £865.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.





CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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