



8 Ledgard Wharf, Mirfield

West Yorkshire, WF14 8NZ

Asking Price:
£79,950

Holroyd Miller have pleasure in offering for sale this ground floor apartment with mezzanine bedroom level, with outside balcony forming part of this thoughtful mill conversion on the edge of Mirfield town centre and its excellent range of amenities including local train station, ideal for those commuting to either Leeds or Huddersfield. Ideal first-time purchase or property investment with open communal areas with original features. The apartment has its own entrance with gas fired central heating. Comprising; reception hallway with ground floor combined bathroom, with contemporary style suite with shower over bath, feature full height kitchen living room with steps leading out onto the balcony, exposed beam work and brick work, integrated appliances to the kitchen area, study/ formal dining area. Stairs leads to first floor mezzanine level with glass balcony overlooking the kitchen and living space with beamed ceiling, split-level with dressing area and bedroom area. Outside, allocated parking and communal gardens. Ideal first-time purchase or investment.



Access to Communal Entrance Reception Hallway
Being light and airy with original features, exposed stonework and beams, leading to...

Reception Hallway
With laminate wood flooring, central heating radiator.

Combined Bathroom
Fitted with wash hand basin, low flush w/c, panelled bath with shower over and shower screen, tiling, chrome heated towel rail.

Open Plan Kitchen, Living Room 17'5" (5.30) x 12'2" (3.70) opening to 14'1" (4.30).
With feature open steps, lead through to double glazed door onto the external balcony, feature full height exposed brick work and beams with kitchen area being fitted with a range of high gloss cream fronted wall and base units, contrasting Corian worktops, undermounted stainless steel sink unit with mixer tap unit, built in combination oven and microwave, hob with extractor hood over, central heating boiler, two central heating radiators, intercom phone.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Adjacent Dining/Office Space 8'6" x 8'2" (2.6m x 2.5m).

With understairs storage cupboard and opening to Kitchen and Living space.

Stairs lead to...

Mezzanine Level Dressing Room 8'3" x 11'9" (2.51m x 3.58m).

Having glass balcony, exposed beam work with raised bedroom area.



Bedroom Area 9'1" x 11'9" (2.77m x 3.58m).

With two wall light points, storage cupboard, glass balcony overlooking the kitchen area.

Outside

Allocated parking together with communal gardens. Please note the property is Leasehold on a long-term lease 980 years remaining.

Service Charge £2.600 PA

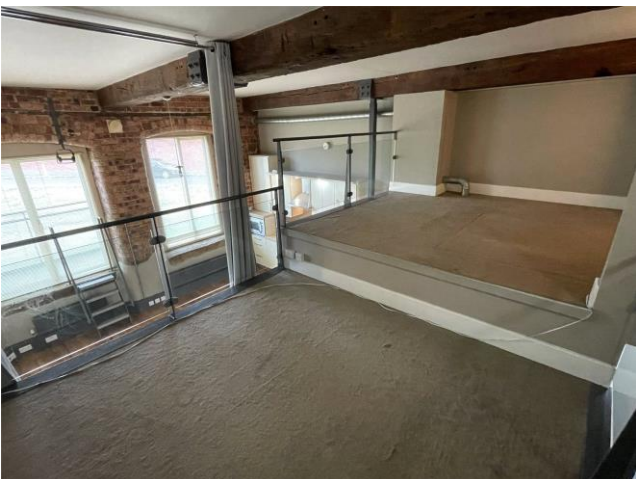
Ground Rent £ 314.00 PA



Council Tax Band - A

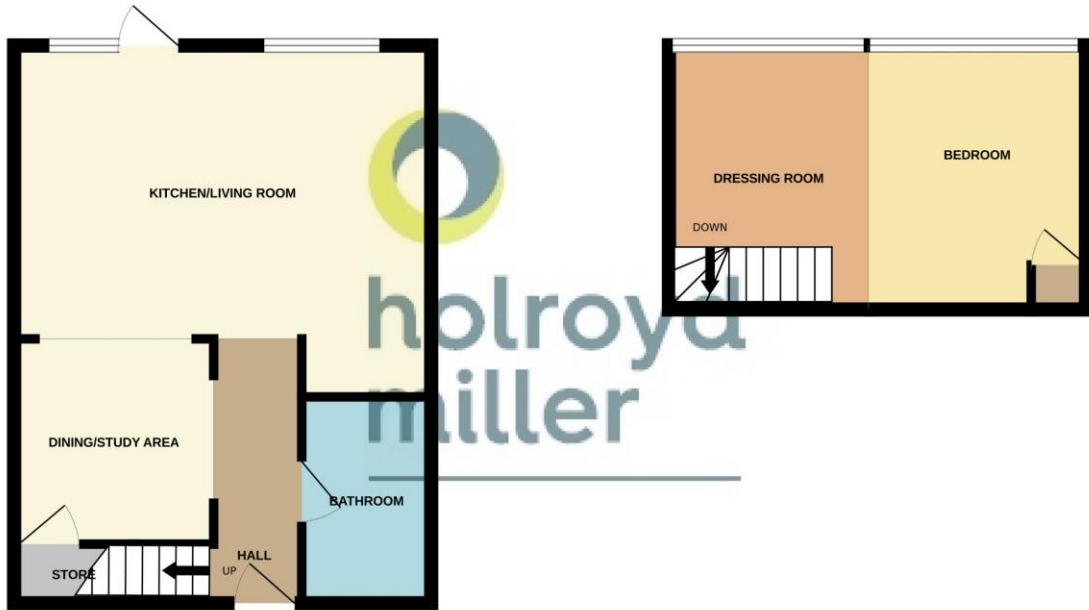
Tenure - Leasehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.

MEZZANINE LEVEL
189 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA: 587 sq.ft. (54.5 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract