## 1 bed flat to buy in WF14

Ledgard Wharf, Mirfield, West Yorkshire, WF14 8NZ

# £59,000 Starting Bid

x 1 x 1 x 1

Tenure

**Leasehold**

Residents parking

## Property features

- Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- One Bedroom Apartment
- Superb Investment Opportunity
- Within the Heart of Mirfield
- EPC Rating C

## Key Information

- Council Tax: Band A
- EPC Rating: C
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

## Description

This impressive one-bedroom, one-bathroom apartment offers a striking blend of industrial character and contemporary design. The open-plan reception room features exposed brick walls, robust wooden beams, and high ceilings, creating a spacious and inviting atmosphere. Natural light floods the living area through large windows, highlighting the high-quality wooden flooring and modern glass balustrades.

This apartment on the east side, second floor of Ledgard Wharf occupies a highly coveted position in the building, giving vibrant, direct morning sunlight whilst avoiding full sun exposure during summer afternoons. The second-floor elevation strikes the perfect balance, offering peaceful, unobstructed views across the river to Hopton Woods and the rolling West Yorkshire countryside. It provides a tranquil, therapeutic backdrop that makes you forget you are just a short walk from the town centre. The sleek, modern kitchen is fitted with integrated appliances, stylish black units, and stainless steel accents, complemented by exposed brickwork and ample built-in shelving with ladder access. The mezzanine level, enhanced by a glass railing and exposed beams, provides versatile additional living or office space, adding to the apartment's unique appeal.

The modern bathroom is finished to a high standard, boasting elegant tiling, a wall-mounted sink, a large mirror, and a heated towel rail for added comfort.

Heating costs are very low, helped by the morning sun exposure, large windows and the wholesale utility rates, with market beating daily standing charges and unit rates.

Residents benefit from ample off-road parking and secure entry through an impressive arched glass doorway set in classic period stonework. There is a secure, internal bike storage area. The property also features stunning communal area walk way and a lift to all floors. With its combination of period charm, modern amenities, and industrial style, this apartment is an exceptional opportunity for those seeking a distinctive, comfortable, and convenient home.

An on-site gym is provided exclusively for the benefit of tenants and apartment owners. The gym is maintained through the service charge, so there are no extra fees to pay to use it.

Perfectly located within the heart of Mirfield and within walking distance of the recently modernised train station with direct connections to Leeds, Manchester, Wakefield, Huddersfield and London Kings Cross, major bus stops, CAMRA award winning pubs and well regarded eateries, this home is a perfect lock up and leave for downsizers wanting to maintain a wonderful property, or for an investment as this would rent out at £750pcm.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 979

Annual Ground Rent Amount: £2,470.00

Annual Service Charge Amount: £420.00

Price: Starting Bid £59,000

Property Type: Flat

Parking: Residents

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: Yes

Electric: National Grid

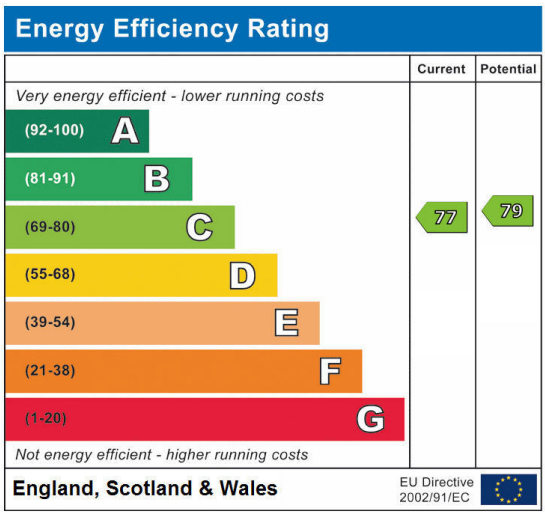
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

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