

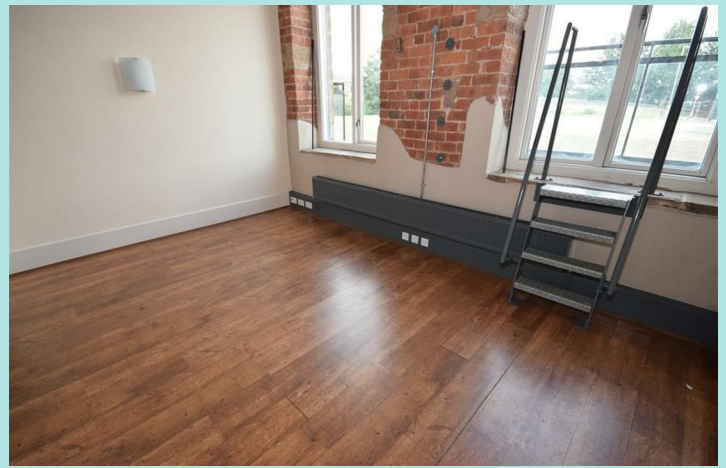


4 Ledgard Bridge Mill

Mirfield, WF14 8NZ

£725 PCM





Providing modern open plan living at its best, this spacious one bedroom apartment gives stunning contemporary living yet retains many of the features of the original mill including exposed brick/stone work, beamed ceiling and large windows. Also having the added benefit of an onsite gym accessible only to resident.

Within walking distance of Mirfield train station, Huddersfield can be reached in 15 minutes, while a journey to the centre of Leeds is 25 minutes.

Accommodation

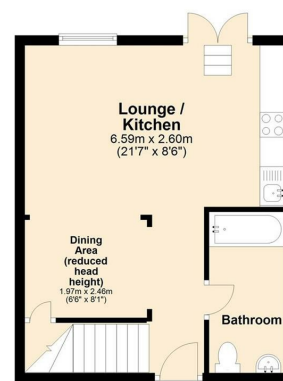
The apartment briefly comprises of an open plan lounge/kitchen having range of wall and floor units, cream marble effect worktops incorporating an AEG halogen hob, extractor fan, integral fridge, integral washer/dryer, and integral microwave oven. The lounge area has some of the features of the original mill including exposed brick/stone work, beamed ceiling with patio doors leading out onto the balcony. Accessed via the stairwell from the lounge area, the open plan bedroom is on a mezzanine floor with glass panelled balcony. The bathroom benefits from a 3 piece white bathroom suite with over bath shower, sink pedestal, wc and wall mounted chrome heated towel rail.

Location

This development is conveniently situated close to Mirfield town centre which provides a range of local amenities, shopping facilities, and independent retailers. Perhaps the biggest attraction is nearby Mirfield railway station with direct mainline access to Leeds, Huddersfield and Manchester. For those with private transport, the development provides allocated parking and the town sits within 4 miles of J25 of the M62 motorway network.

Council tax band: A
EPC rating: C
Deposit: £836

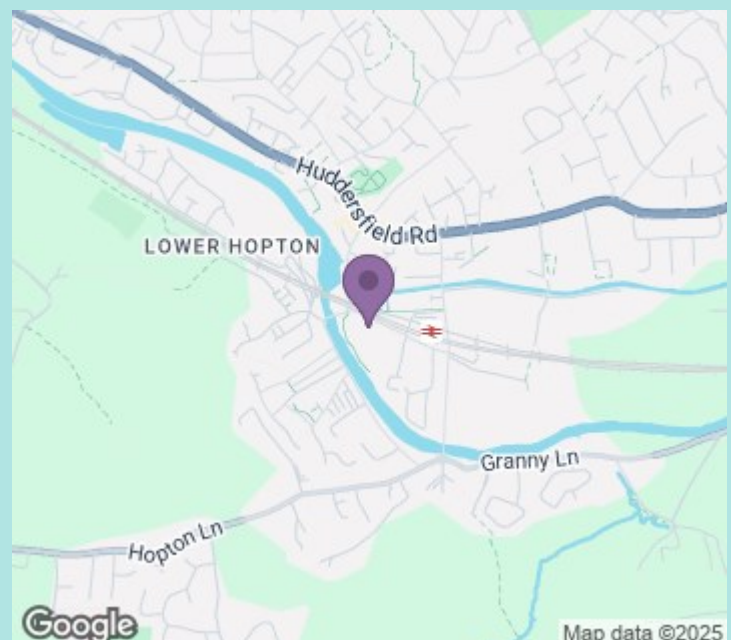
Ground Floor
Approx. 34.4 sq. metres (369.9 sq. feet)



Mezzanine
Approx. 15.1 sq. metres (162.3 sq. feet)



Total area: approx. 49.4 sq. metres (532.2 sq. feet)



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