



RESIDENTIAL



98 Ledgard Wharf

Mirfield, WF14 8NZ

£675 Per Month





Summary:

Providing modern open plan living at its best this one bedroom 3rd floor apartment gives stunning contemporary living yet retains many of the features of the original mill including exposed brick/stone work, beamed ceiling, large windows and exceptional ceiling height. Comprising lounge/kitchen area and dining area, bathroom and mezzanine bedroom, with the added benefit of a pull out bed located in the dining area. The balcony can be accessed through the lounge. Other features of the development include an allocated parking space, and use of the residents gym facilities.

Location:

This development is conveniently situated close to Mirfield town centre which provides a range of local amenities, shopping facilities, and independent retailers. With the 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.

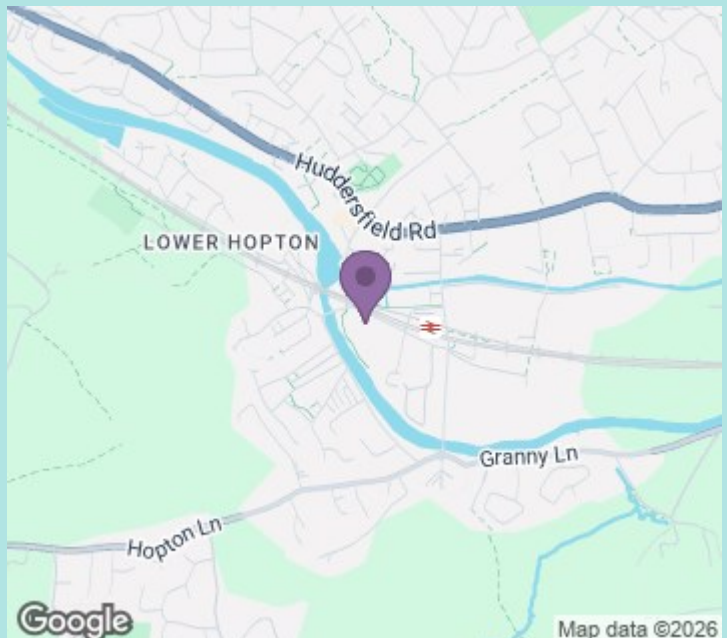
Accommodation:

The apartment briefly comprises of an open plan lounge/kitchen having range of base, wall and draw units also benefiting from extra overhead shelves and integrated appliances. The lounge area has some of the features of the original mill including exposed brick/stone work, with patio doors leading out onto the balcony which is south facing and has great views of the surrounding 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 shower cubical, sink pedestal, wc and wall mounted chrome heated towel rail. The apartment block itself benefits from an allocated parking space, onsite gym which tenants get the benefit of using and an inside area for bikes.

Council tax band: A

EPC rating: C

Deposit: £778



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