



**Ledgard Wharf  
Mirfield  
West Yorkshire  
WF14 8NZ**

**Offers in Excess of £78,000**

**bettermove**

# Ledgard Wharf

## Mirfield

Bettermove are proud to present this third floor 1 bedroom Flat in Mirfield available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is A.

This is a leasehold property with 979 years remaining on the lease; the ground rent is £314.07 per annum and the service charge is £2,171.84 per annum.

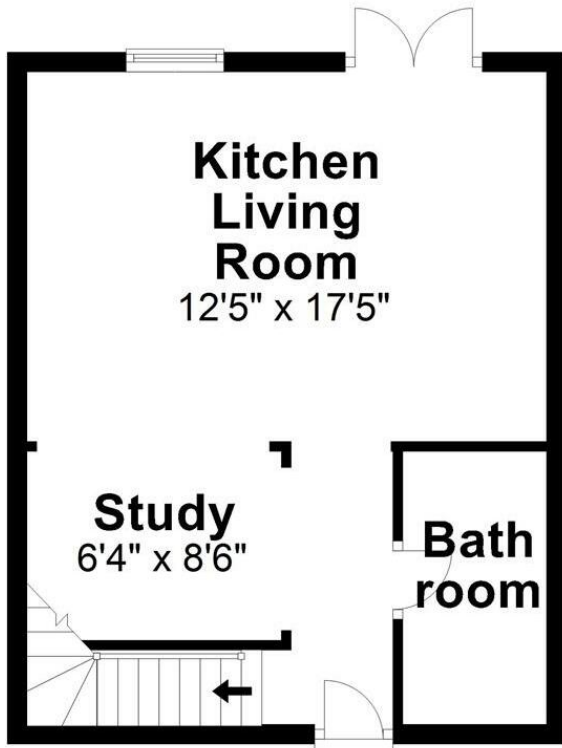
The interior of this well presented property comprises a spacious and open plan living room with the fitted kitchen, study area and the bathroom. The bedroom is overlooking the living area via the split level mezzanine with glass panels across. Externally, the property also benefits from a private balcony and allocated parking space.

Located in the popular town of Mirfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Mirfield Train Station, the A644, M62 and many local bus routes providing easy access into Huddersfield, Leeds, Manchester etc.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



**Third Floor**  
Approx. 381.4 sq. feet



**Mezzanine**  
Approx. 169.8 sq. feet



Total area: approx. 551.2 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors  
Plan produced using PlanUp.

**Ledgard Wharf, Mirfield**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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