

# bramleys

# For Sale

**89 LEDGARD WHARF  
MIRFIELD  
WF14 8NZ**

**RESIDENTIAL SALES**

**£65,000**



- **CASH BUYERS ONLY**
- **NO VENDOR CHAIN**
- **MEZZANINE BEDROOM**
- **WALKING DISTANCE TO MIRFIELD CENTRE & TRAIN STATION**
- **ON SITE GYM**
- **IDEAL FOR LANDLORD/FIRST TIME BUYER**



**\*\*CASH BUYERS ONLY\*\*** This one bedroom third floor apartment is situated in this popular development on the outskirts of Mirfield town centre within walking distance to the train station with direct links to Leeds, Manchester and London. Offering stylish accommodation, ideally suited to the professional couple/first time buyer or landlord and having use of an on site gym. Having feature exposed brickwork and open plan lounge/kitchen with integrated appliances to include washer, refrigerator, electric hob, oven and extractor together with sliding patio doors leading to a balcony, modern 3 piece fully tiled bathroom and mezzanine split level double bedroom. The apartment also benefits from telephone entry system and allocated off road parking. **NO VENDOR CHAIN**

## The accommodation briefly

### GROUND FLOOR:

#### Communal Entrance

A secure communal entrance door gives access to the communal hallway which has feature stone flagged flooring, post boxes, lift and staircase serving the upper floors.

### THIRD FLOOR:

#### Entrance

A fire door gives access to the hallway which has laminate flooring.

#### Bathroom

A modern, fully tiled bathroom comprising bath with shower attachment over and shower screen, low flush WC, hand wash basin, tiled flooring, spotlights to the ceiling and a chrome heated towel radiator.



#### Open Plan Living Kitchen

5.28m x 3.45m (17'4" x 11'4")

Having laminate flooring and sliding patio doors which give access to a

balcony. There is feature exposed brickwork to one wall, a double glazed window, central heating radiator, wall lights and telephone entry system. The kitchen area has a range of wall and base units with working surfaces over, electric hob, sink and mixer tap, integrated micromat oven, integrated washer/dryer and refrigerator.



#### Storage/Study Area

This dining area/storage space is open to the living area and has restricted head height as it is underneath the mezzanine bedroom. It would make a useful storage area or study. There is also a useful under-stair storage cupboard.

### FIRST FLOOR:

#### Mezzanine Bedroom

5.31m x 2.92m (17'5" x 9'7")

This split-level double bedroom has wall lights, glass balustrade overlooking the living area and a cupboard which houses the fuse box and meter.





### **OUTSIDE:**

There is an allocated parking space together with visitor parking and a balcony for outdoor seating. There is an on site gym located on the ground floor.



### **COUNCIL TAX BAND:**

A

### **BOUNDARIES & OWNERSHIPS:**

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **VIEWING:**

Contact the agents.

### **MORTGAGES:**

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys

Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01924 495334. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

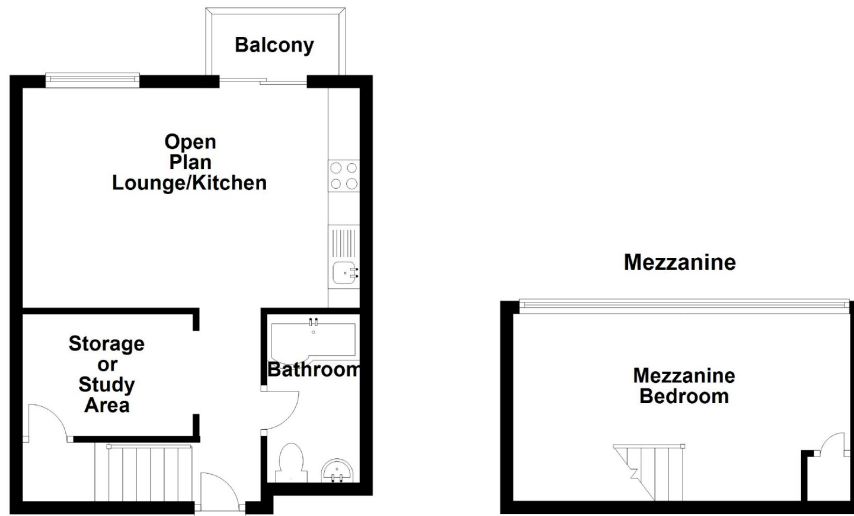
### **ON-LINE CONVEYANCING**

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### **DIRECTIONS:**

Leaving Bramley's Mirfield Office via Huddersfield Road in the direction of Huddersfield. At the first set of traffic lights turn left onto Station Road. Continue down this road and take a right hand turning onto Back Station Road, where Ledgard Wharf can be found on the left hand side.

### Third Floor



## bramleys.com

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square, Huddersfield HD1 1JF  
t: 01484 530361 | e: info@bramleys1.co.uk

Suite 2.09 University Business Centre, Piece Mill,  
27 Horton Street, Halifax HX1 1QE  
t: 01422 260000 | e: halifax@bramleys1.co.uk

12 Victoria Road, Elland HX5 0PU  
t: 01422 374811 | e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 8AF  
t: 01924 495334 | e: mirfield@bramleys1.co.uk

27 Westgate, Heckmondwike WF16 0HE  
t: 01924 412644 | e: heckmondwike@bramleys1.co.uk