



1  
Bedroom

1  
Bathroom



Situated in this fantastic riverside development of highly individual and contemporary apartments, we are pleased to offer for sale this mezzanine style, one bedroom ground floor apartment. Briefly comprises: - ground floor: - open plan living space with contemporary fitted kitchen and bathroom. Stairs to mezzanine bedroom area. Ledgard Wharf is within close proximity to supermarkets, amenities and within walking distance of Mirfield Railway Station making this an ideal location for those looking to commute.

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### **Kitchen**

Complete with a range of wall and base units with integrated appliances consisting of micro-combi oven, hob with extractor fan over and fridge with ice box. Sink with mixer tap.

### **Bathroom**

Fully tiled bathroom with white three piece bathroom suite. Including bath, low flush WC and hand basin. centrally heated towel rail.

### **Living Area**

With wooden flooring and double glazed window this living area has a separate area for dining should you wish. Upstairs is the mezzanine floor with separate spaces for multi-use.

Certificate Number : 9197-3004-5207-2589-4200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9197-3004-5207-2589-4200>

