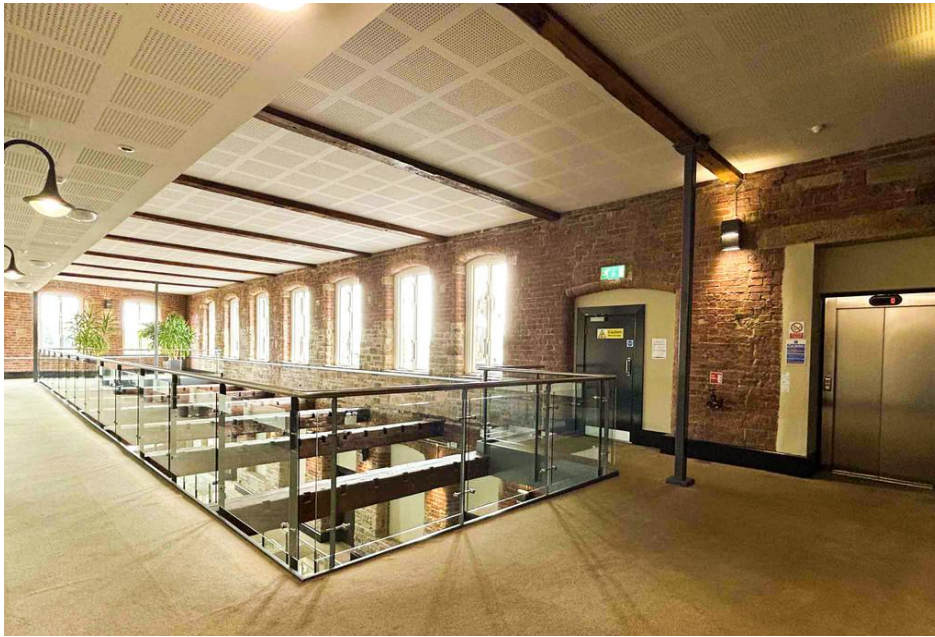




cornerstone  
ESTATE AGENTS

Ledgard Wharf  
Mirfield



Ledgard Wharf, Mirfield

£45,000

CHAIN-FREE – Ideal for Cash Buyers & Investors



## CHAIN-FREE – Ideal for Cash Buyers & Investors

Please note, all services and appliances have not been tested and will not be tested. The property is sold as seen.

This one-bedroom apartment in the popular area of Mirfield is available to purchase chain-free, making it a great opportunity for cash buyers or investors.

Positioned on the second floor of the Laedgard Wharf apartment block, the property offers a generous living space that includes a kitchen area and a private balcony overlooking the



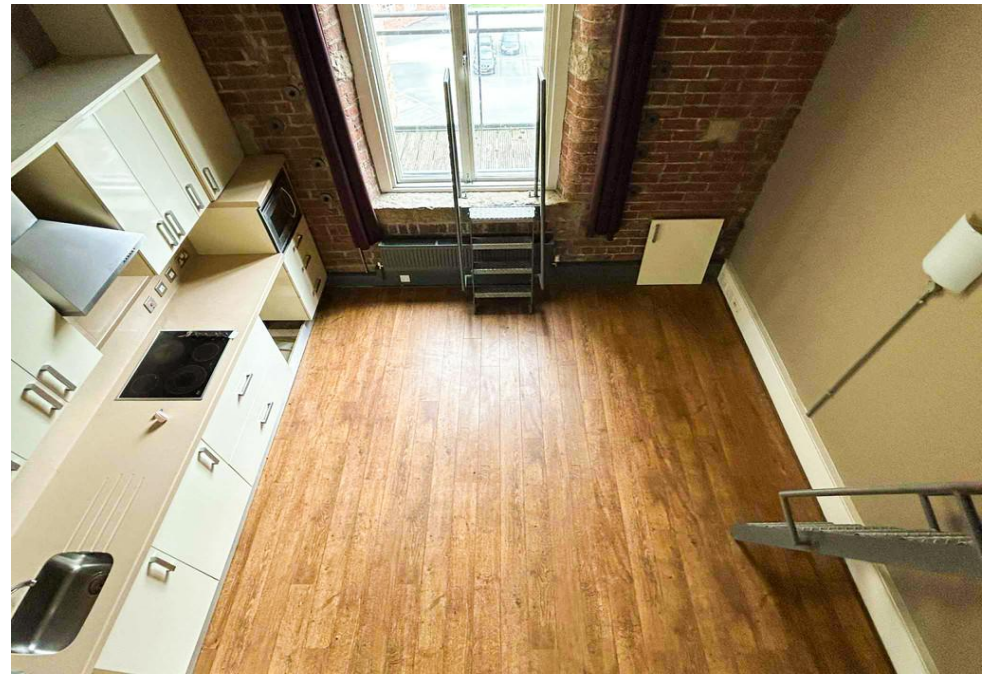
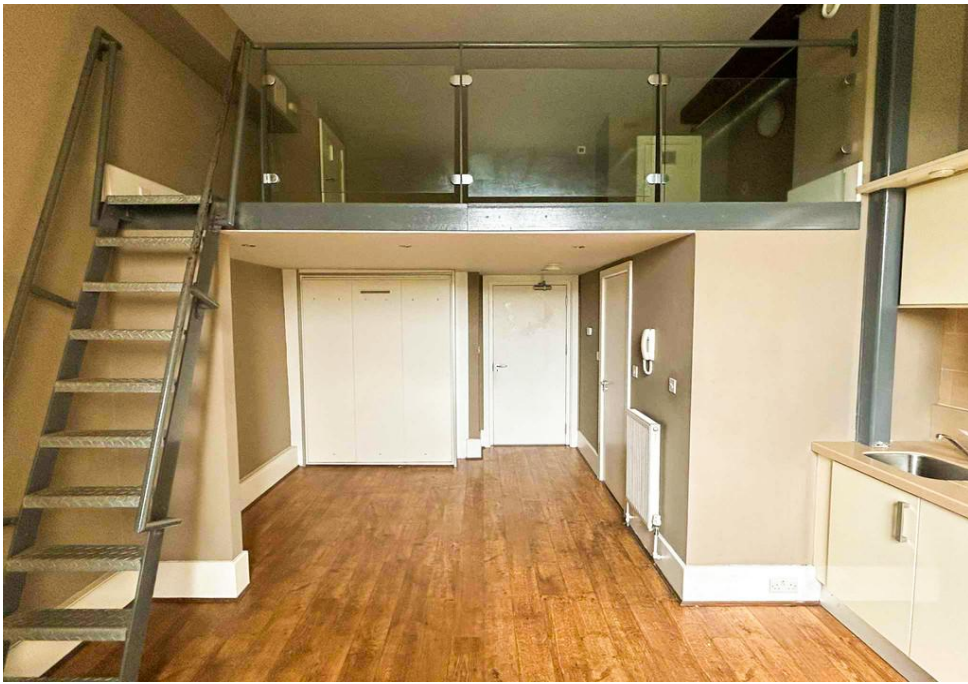
development's car park. A unique mezzanine level provides a cosy space that can be used as a snug or an additional living area.

The apartment also includes an allocated parking space and access to well-maintained communal areas.

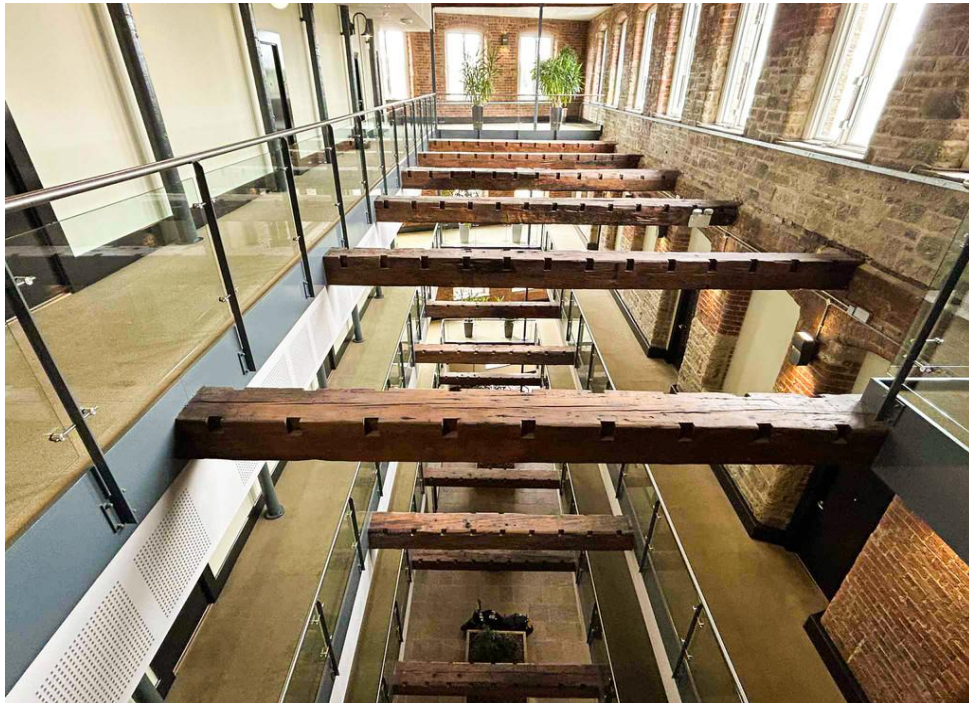
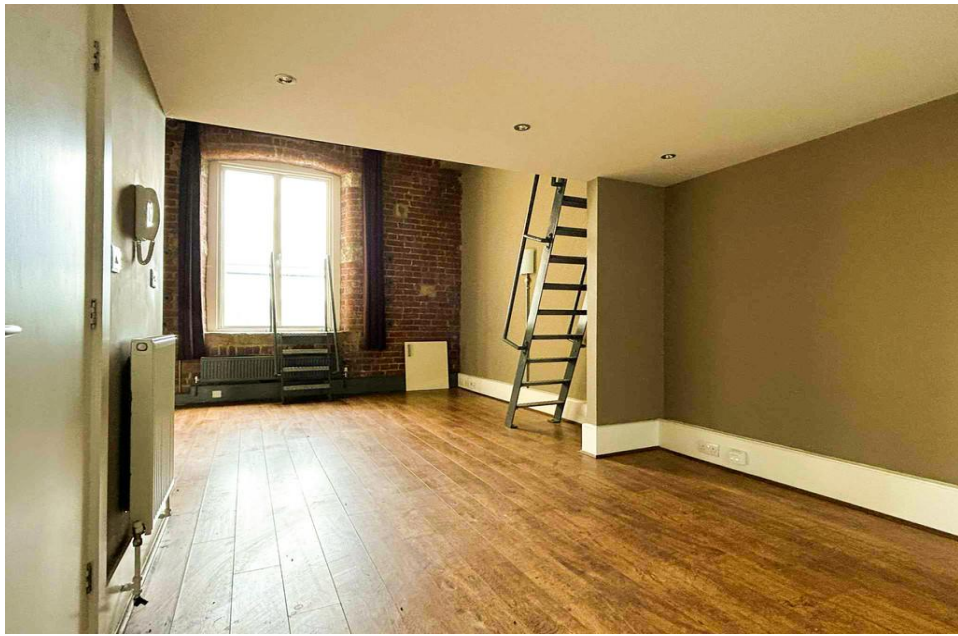
### AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.













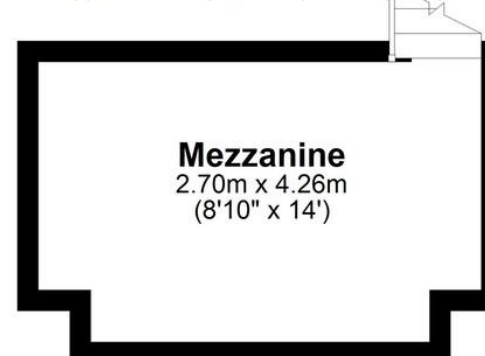
## Ground Floor

Approx. 28.9 sq. metres (311.4 sq. feet)



## First Floor

Approx. 11.1 sq. metres (119.7 sq. feet)



Total area: approx. 40.1 sq. metres (431.1 sq. feet)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		