



Ledgard Wharf, Mirfield WF14 8NZ

welcome to

Ledgard Wharf, Mirfield

FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA ***10th SEPTEMBER 20269.30 am START***CONTACT THE AUCTIONEERS TO REGISTER NOW***



An excellent opportunity to purchase this stylish open-plan apartment, combining contemporary living within an attractive character building. Sold as a ready-made investment, the property benefits from a dependable tenant in situ under an AST from 24th August 2024, producing a rental income of £700 per calendar month.

The accommodation briefly comprises a modern open-plan living and kitchen area with access to a private balcony, a dining area leading to a mezzanine bedroom space, and a sleek, well-appointed bathroom. Designed for low-maintenance living, this apartment represents an ideal buy-to-let opportunity in a location that continues to experience strong rental demand.

Conveniently positioned close to Dewsbury town centre, along with excellent transport links and local amenities, the development offers a distinctive mix of industrial charm and modern finishes. The apartment presents strong rental returns and solid long-term investment potential. Please note, the photographs were taken prior to the current tenant's occupation and are provided for guidance only.

Tenure:

Leasehold, held on a 999-year lease from 1st July 2005. From 2nd January 2026, the annual ground rent is £472.11 with a service charge of £1,116.13, payable six-monthly in advance.

Important Notice



view this property online williamhbrown.co.uk/Property/DWS118050



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- ***FOR SALE BY AUCTION***
- EPC Rating - D
- Council Tax Band: A
- ***GUIDE PRICE: £68,000***
- Residents Parking Area

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 2169.11
Ground Rent: 472.11

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£63,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS118050 - 0007

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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