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Leyburn Grove, Shipley, BD18

£225,000 Freehold

Three Bedroom Mid Terrace

EPC Rating: E

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Leyburn Grove BD18

Key features:

- Three Bedroom Mid Terrace
- Gas Central Heating
- Cellar
- In Need of Renovation
- Cul-De-Sac Location
- NO CHAIN
- Front & Rear Gardens
- Study Space



Why you'll like it

Not to be missed - a great opportunity to buy this Three Bedroom Family Home located in a popular area on the Shipley / Saltaire border. Stone build mid terrace with 3/4 bedrooms and large cellar. Viewing is essential

Situated within this convenient cul-de-sac position close to both Saltaire Village and Shipley Town Centre and their excellent and broad range of amenities, including shops, well regarded schools, supermarket, bars and restaurants, transport links and leisure facilities.

HALLWAY

LOUNGE 15' 8" x 10' 5" (4.8m x 3.2m) Spacious lounge with large partially stained glass window to the front providing ample natural light

KITCHEN/DINER 15' 1" x 11' 9" (4.6m x 3.6m) Large kitchen/diner with access to the cellar, window to the rear and access to the rear garden

CELLAR Large cellar with door giving access to the rear yard. Potential to be converted into a useable room subject to relevant planning permission

BEDROOM ONE 14' 1" x 12' 1" (4.3m x 3.7m) Large double bedroom with window to the front elevation

BEDROOM TWO 12' 9" x 9' 2" (3.9m x 2.8m) Excellent sized bedroom with window to the rear providing ample natural light

BATHROOM 12' 9" x 10' 5" (3.9m x 3.2m) Comprising; WC, hand wash basin and walk in shower

ATTIC BEDROOM THREE 12' 9" x 8' 2" (3.9m x 2.5m) Good sized third bedroom with window to the front

STUDY SPACE 12' 5" x 9' 2" (3.8m x 2.8m) Useful study or hobby space with potential to convert to further bedroom, subject to any planning/building reg's as may be required

TO THE OUTSIDE Small garden to the front and to the rear is a large rear yard with access to the cellar

