



Leyburn Grove, Shipley, BD18 £225,000 Freehold **Three Bedroom Mid Terrace** 

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for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are

Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit



-ATTIC 

ATTIC BEDROOM

1

2ND FLOOR

**EPC** Rating: E





GROUND FLOOR



## Leyburn Grove BD18

## Key features:

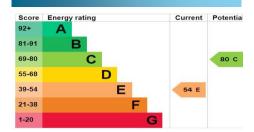
• Three Bedroom Mid

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

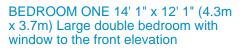
Situated within this convenient cul-de-sac position close to both Saltaire Village and Shipley Town Centre and their excellent and broad range of amenities, including shops, well regarded schools, supermarket, bars and restaurants, transport links and leisure facilities.

### 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 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











