



36 Leyburn Grove Shipley, West Yorkshire BD18 3NR

- A delightful four bedroom, two bathroom, two reception, Victorian terraced home
- An impressive range of fixtures and fittings
- Offered for sale with no onward Vendor chain
- Retaining many characterful period features
- Gas fired central heating system
- Viewings are highly recommended
- Pleasantly positioned on this most sought after street within close proximity to Saltaires amenities / transport links
- Westerly facing rear garden

£287,500 Freehold



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DESCRIPTION

A delightful four bedroom, two bathroom, two reception Victorian terraced home offering four floors of spacious and well presented accommodation retaining many characterful period features, pleasantly positioned on this most sought after street within close proximity to Saltaire, excellent transport links, schools and other superb amenities.

This substantial property will be of interest to a variety of buyers and will most certainly appeal to those looking for a characterful home of the Victorian era that retains a wealth of period features.

The property is fitted with uPVC sliding sash windows other than the retained original bay window with stained glass lights and the original and well maintained turret dormer to the second floor. The property is fitted with a gas fired central heating system and in brief comprises: Entrance hall, living room with stunning fire place and open grated fire, further sitting room again with an imposing period fireplace.

At first floor level there are two well proportioned double bedrooms and family bathroom / wc which includes bath, reclaimed ceramic sink unit and high suite w.c. To the second floor two further double bedrooms and additional shower room / wc.

The lower ground floor provides a sizeable dining kitchen space with multi fuel stove, feature exposed brick work, a comprehensive range of fitted kitchen units, 'Belfast' sink unit and integrated oven and hob. There is a useful utility space that houses the boiler and washer plumbing and a further room that would be suited to a variety of uses.

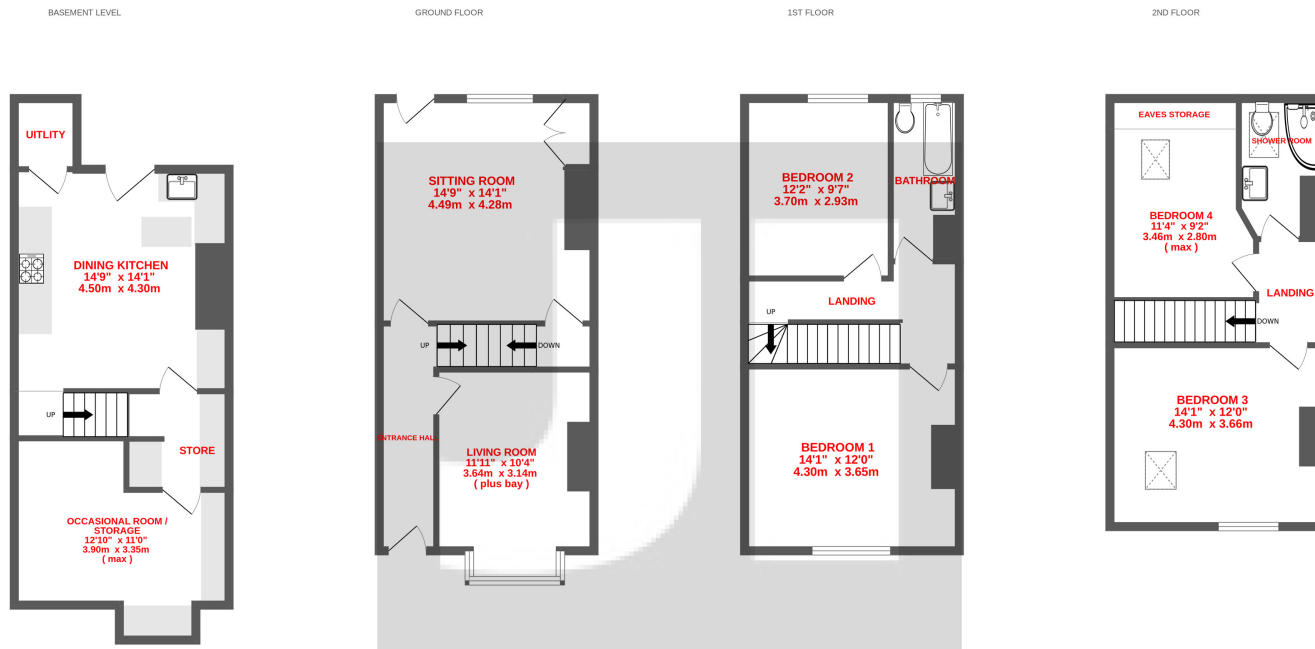
The kitchen has an exterior access door leading to the property's westerly facing rear garden.

Externally the property has a garden frontage to Leyburn Grove and a delightful westerly facing rear garden with mature shrubs / plants. Parking can be found on street to both Leyburn Grove to the fore and also on the 'Farfield Road' side of the property to the rear.

This is a truly wonderful and spacious property with lots to offer - viewings are highly recommended.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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