

FOR SALE

£285,000 Freehold



32 Leyburn Grove, Shipley, West Yorkshire. BD18 3NR

- Stone Built Mid Terrace - 4 Double Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Lounge - Modern Dining Kitchen
- Useful Basement Rooms
- Family Bathroom plus Shower Room
- Gardens Front & Rear
- Sought After Location Within Walking Distance of Saltaire & Shipley



PROPERTY DESCRIPTION

Beautifully presented stone built mid terrace, situated in a sought after area of Shipley. Within walking distance of amenities in both Saltaire village and Shipley, including the bus and rail network. Benefiting from gas central heating, UPVC double glazing and modern fixtures and fittings throughout. The property has been refurbished in recent years and briefly comprises; lounge and dining kitchen to the ground floor, useful basement rooms that could be converted into further living space (subject to the necessary consents), Two double bedrooms and family bathroom to the first floor, with a further two double bedrooms and en-suite shower room to the second. Outside, there are gardens to the front and rear. Internal viewing is essential to appreciate the accommodation on offer.



ROOM DESCRIPTIONS

Lounge

Entrance door and double glazed bay window to the front. Gas stove set on a stone hearth. Television and telephone points. Radiator and fitted cupboards. Stairs to the first floor.

Dining Kitchen

Range of high gloss base and wall units having a complimentary wood effect work surface over. Stainless steel 1 1/2 bowl sink unit with mixer tap. Gas hob and double oven. Integral dishwasher. Feature radiator and part tiled walls. Stairs to the basement level. Door and double glazed window to the rear.

Basement Level

Basement Rooms

Basement Room 1: Door leading out into the rear garden. 1 1/2 bowl sink unit with mixer tap. Gas boiler. Plumbing for washing machine, radiator, power and light

Basement Room 2: Further storage room having power and light.

First Floor

Landing

Stairs to the second floor.

Double Bedroom 1

Double glazed window to the front, radiator and coved ceiling.

Double Bedroom 2

Double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising of panelled bath having a hand held shower attachment, pedestal wash hand basin and low level w.c. Part tiled walls and tiled floor. Double glazed window to the rear.

Second Floor

Double Bedroom 3

Double glazed window to the rear, radiator and television point.

En-Suite Shower Room

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle having a mains shower over. Part tiled walls and tiled floor. Double glazed window to the rear.

Double Bedroom 4

Double glazed window to the front and radiator.

Outside

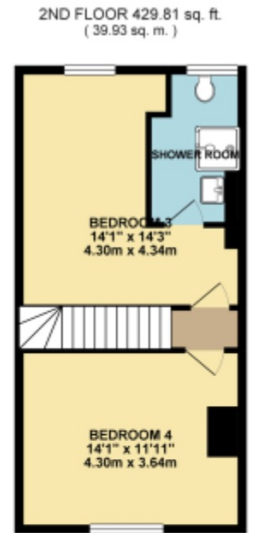
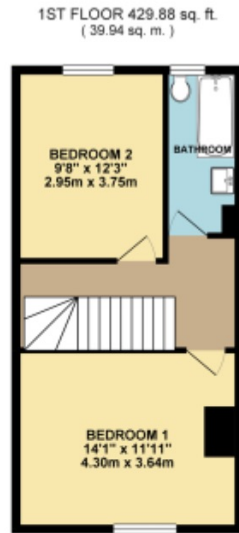
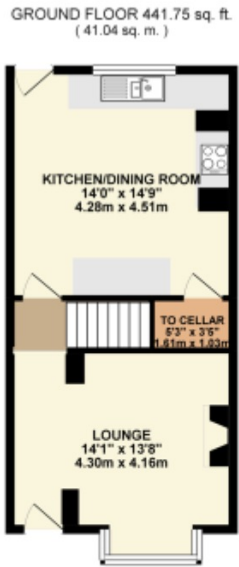
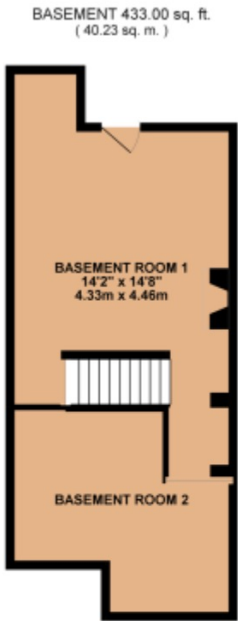
Gardens

To the front, there is a gated access having stone boundaries. Pebbled area with paved walkway. Tree and shrub border.

To the rear, there is an enclosed garden having gated access and fence and stone boundaries. Patio area and raised border. Steps down to basement.



FLOORPLAN & EPC



TOTAL FLOOR AREA : 1734.44 sq. ft. (161.13 sq. m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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