DACRE, SON & HARTLEY
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12 Leyburn Grove, Shipley, West Yorkshire, BD18 3NR

Delightfully situated within a prestigious residential location close to Saltaire is a three/four bedroom stone built terrace property with generous living space, ample storage and manageable gardens to front and rear.

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12 Leyburn Grove, Shipley, West Yorkshire, BD18 3NR

Bradford 3 miles, Leeds 12 miles, Skipton 15 miles (all distances approximate)

Guide Price: £250,000

- Superb stone built terrace
- Well presented throughout
- Three double bedrooms
- Garden to the rear
- Highly desirable location







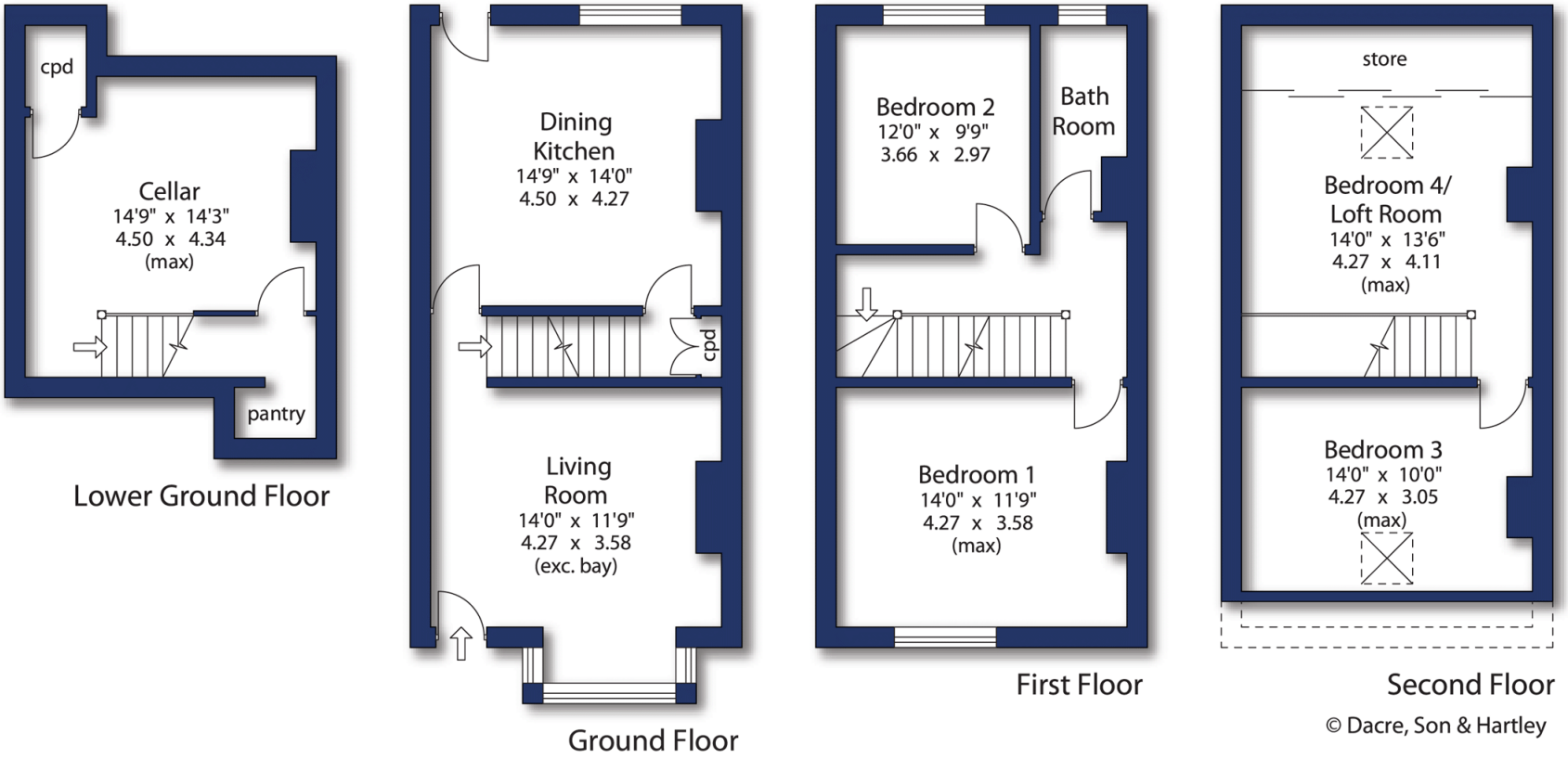
General remarks

Delightfully situated within a prestigious residential location is a three/four bedroom stone built terrace property offering attractive living accommodation planned over four floors. The property is well maintained throughout and includes modern gas heating and double glazing while maintaining a host of character features associated with a period home. The property also enjoys access from both Leyburn Grove at the front and Farfield Road to the rear, giving access to the private gardens enjoying a fine aspect on either side. Indeed an internal inspection is fully recommended to appreciate the size and scope that this fine home represents.

The accommodation on the ground floor comprises a lounge with bay window and character gas fireplace and the kitchen diner with an array of wall and base units, giving access to the rear porch. The kitchen opens to a staircase leading to the large cellar/utility room with good sized store rooms and window to the rear. The first floor houses the large master bedroom, second double bedroom and the modernised house bathroom. The second floor opens onto a large loft room/potential fourth bedroom and gives access to a third bedroom with a traditional dormer window to the front. To the front and rear of the property are attractive cottage style gardens.

Situated on a quiet cul de sac nestled between Saltaire world heritage village and Shipley the location is highly desirable. A bustling market town, Shipley stands in the heart of Airedale on the banks of the Leeds Liverpool Canal and just a short drive from the local cities of Leeds and Bradford. The town retains a broad range of retail amenities including local shops and a supermarket, and the central railway station provides frequent services throughout the day for those who need to travel – with connections to Leeds and Bradford, Skipton and Ilkley. Close to Saltaire World Heritage site there is stunning countryside just a short drive away, with the nearby Aire Valley trunk road leading northwards towards the Yorkshire Dales National Park. Shipley Glen, close by, has long been a popular natural beauty spot.

Floorplans

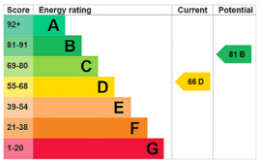


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Contact us

01274 581794

saltaire@dacres.co.uk

Directions

From our Saltaire office proceed in the direction of Shipley along Bingley Road. Immediately after the second set of lights turn right on to Leyburn Grove and the property will be on the right hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- On street parking is available

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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