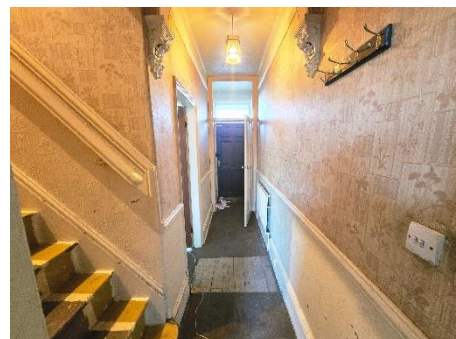




Leyburn Grove, Shipley, BD18

For Sale – 2 Leyburn Grove, Shipley, BD18 3NR

Three-Bedroom Through-Terrace with Basement & Loft Dormer – Refurbishment Opportunity – No Chain
Your Choice Estate Agents are pleased to offer for sale this substantial three-bedroom through-terrace property located in the highly popular and well-established residential area of Shipley, BD18. Arranged over four levels including a lower-ground floor basement, the property offers generous internal accommodation, excellent scope for modernisation and value enhancement, and is ideally suited to investors, developers, or owner-occupiers seeking a renovation project in a strong and well-connected location. The property is offered with no onward chain, ensuring a smooth and uncomplicated transaction for the incoming

Asking Price
£215,000

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk



For Sale – 2 Leyburn Grove, Shipley, BD18 3NR Three-Bedroom Through-Terrace with Basement & Loft Dormer – Refurbishment Opportunity – No Chain

Your Choice Estate Agents are pleased to offer for sale this substantial three-bedroom through-terrace property situated in the ever-popular residential location of Shipley, BD18. The property presents an excellent opportunity for investors, developers, or owner-occupiers seeking a spacious home requiring a full refurbishment programme, with the price realistically reflected to account for the works needed. The property is offered with no onward chain, and viewings can be arranged at any time by prior appointment

Property Overview

Arranged over four levels including a lower-ground floor basement, this larger-than-average terrace provides generous internal accommodation and significant potential to modernise and add value. The home benefits from double glazing (DG), gas central heating (GCH), an enclosed rear garden with uPVC porch, and a large dormer loft bedroom overlooking the main road.

Both sides of the street are on fully adopted roads, offering ease of access and long-term security for buyers.

Accommodation Briefly Comprises

Ground Floor:

Entrance Hall

Reception Room

Large Dining Kitchen

Lower Ground Floor:

Basement Level – ideal for storage, utility use, or potential further development (subject to regulations)

First Floor:

Landing

Two Bedrooms

Family Bathroom

Second Floor:

Large Open-Plan Bedroom featuring skylight and substantial dormer window with outlook toward the main road

External:

Enclosed rear garden uPVC rear porch

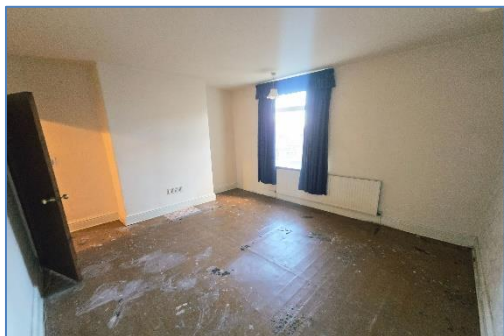
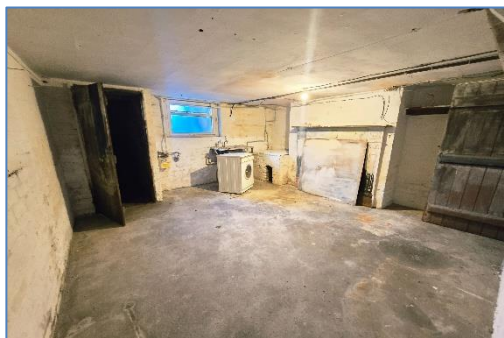
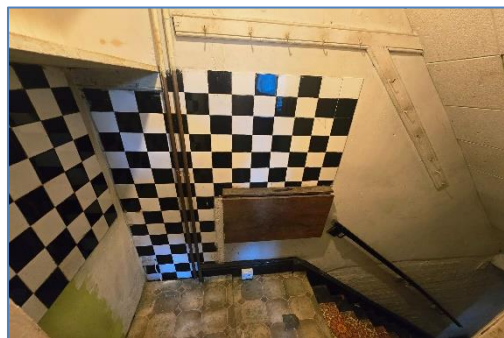
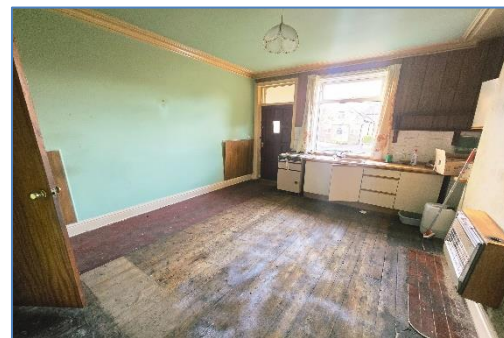
On-street parking

Adopted access roads on both sides

Key Features

Three-bedroom through-terrace

Large open-plan loft bedroom with dormer



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Basement level

Spacious dining kitchen
uPVC double glazing & gas central heating
Enclosed rear garden with porch
No onward chain
Fully adopted roads
Excellent refurbishment potential
Price realistically set to reflect condition
Viewings available at flexible times by prior appointment

Condition

The property is in need of a full refurbishment and modernisation programme, including kitchen, bathroom, décor, flooring, and likely mechanical/electrical upgrades. This is fully reflected in the asking price, making it an ideal value-add project.

Location & Area – Shipley, BD18

Leyburn Grove is well situated within easy reach of:

Shipley Town Centre

Shipley Train Station with direct links to Leeds, Bradford, and Skipton
Saltaire World Heritage Site

Canal-side walks, parks, and green spaces

Local primary and secondary schools

Supermarkets, cafés, and local amenities

The area benefits from strong rental demand and consistent buyer interest, making it suitable for both investment and owner occupation.

Tenure

Freehold (to be confirmed by legal documentation).

Viewing Arrangements

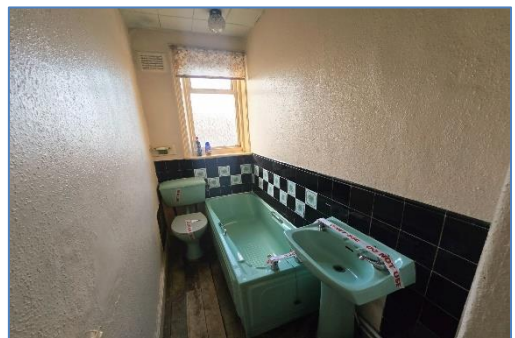
Viewings are strictly by prior appointment only through:

Your Choice Estate Agents

01274 493333 info@ycea.co.uk

Important Note

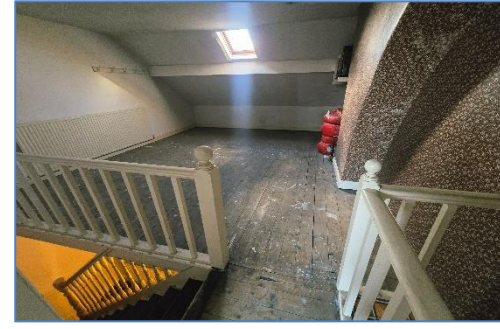
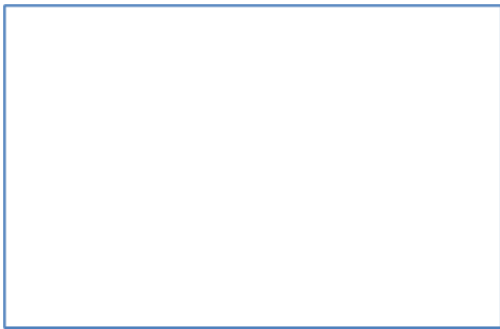
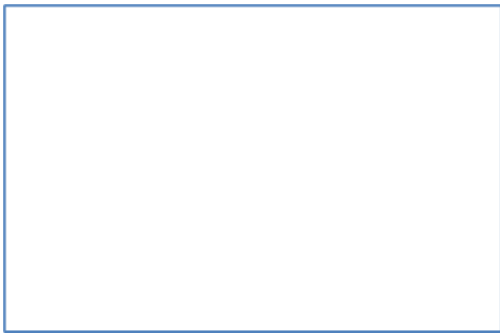
This property is offered as seen. All prospective purchasers are advised to undertake their own surveys, inspections, and legal checks prior to proceeding.



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DISCLAIMER

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