

HUNTERS[®]

HERE TO GET *you* THERE



Goit Stock Lane

Harden, Bingley, BD16 1DF

Offers Invited £1,250,000



Goit Stock House is an impressive detached residence set in approximately 5 acres of land including woodland, and is available for sale in a highly sought-after location. Offering an idyllic setting, riparian fishing rights, ample parking and formal gardens the superb home offers comfortable and versatile living, ideal for families seeking a special home.

It comprises; two spacious reception rooms and a garden room providing flexible space for entertaining and relaxing. The well-equipped kitchen serves as the heart of the home, catering perfectly to both everyday family life and special occasions. The property comprises four generously sized bedrooms, ensuring ample accommodation for families of all sizes. There is a house bathroom on the half landing, adding convenience and comfort for all household members, a utility room plus w/c on the ground floor and externally a detached garage. The property also benefits from a boarded attic and vaulted cellar.

The wonderful home is complemented by direct access to a natural water course and woodland. These special features allow residents to enjoy nature's serenity right on their doorstep, creating an exceptional environment for both relaxation and recreation. The location further benefits from proximity to nearby parks and scenic walking routes, ideal for those who appreciate an active lifestyle or tranquil strolls in a picturesque setting.



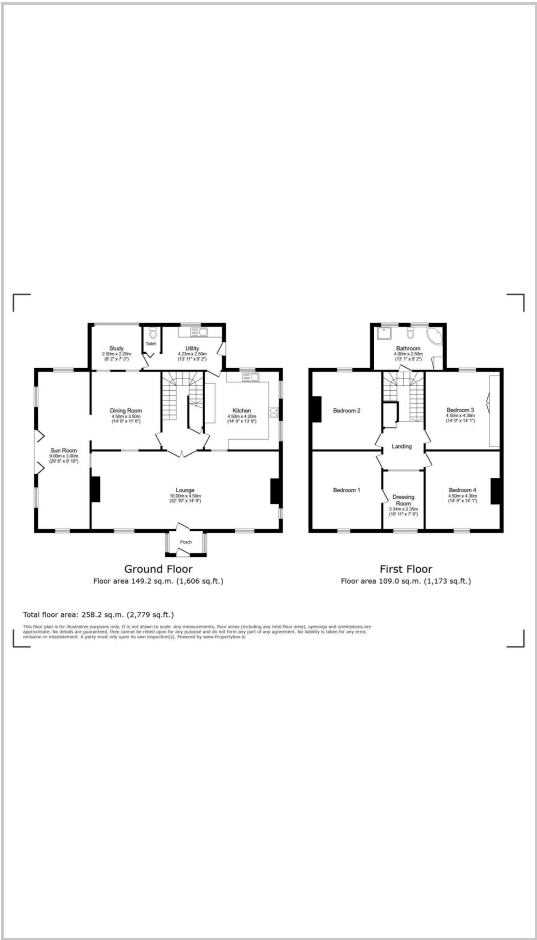
N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

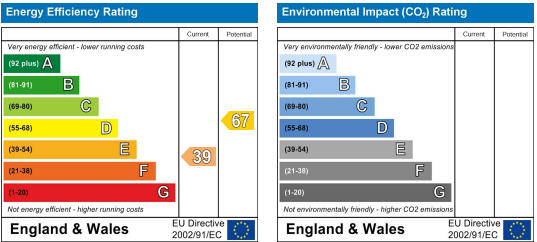
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.