



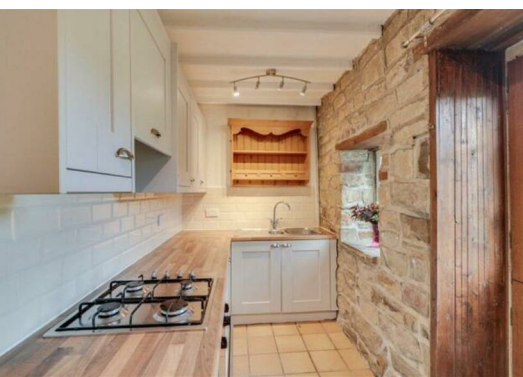
5 Bunkers Hill, Esholt, BD17 7RG Offers in excess of £220,000

**** OFFERED WITH NO ONWARD CHAIN ****

Located in the pretty and sought after village of Esholt lies this attractive and traditional two bedroom home. The village is suitably situated in between Leeds and Bradford and was once the location for filming for the popular British soap opera "Emmerdale" If you fancy a pint in the Woolpack and enjoy country living then look no further.

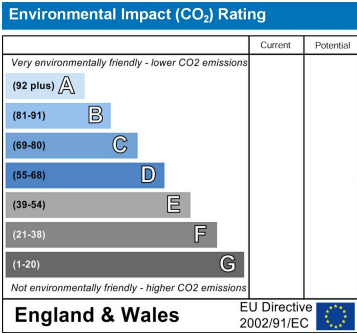
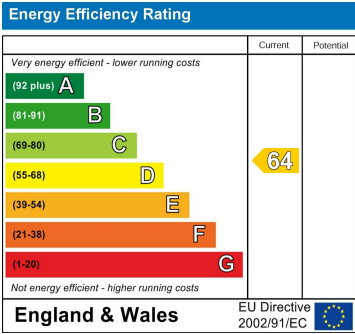
Listed with Grade II status the property is well presented and offered in our opinion represents excellent value for money. The accommodation on offer briefly consists: Entrance hall with stairs to first floor landing, lounge and kitchen. Stairs lead down to the cellar for storage. The first floor level hosts two good sized bedrooms and the house shower room.

With far reaching countryside rolling hill views to the rear, the garden laid to lawn enjoys many sunny days.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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