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Bunkers Hill, Esholt, West Yorkshire, BD17 7RG

A charming Grade II Listed stone cottage situated in the heart of the idyllic Esholt village. Well-presented throughout, this characterful home offers modern living blended with period and contemporary styles. Offering two bedrooms, shower room, modern fitted kitchen, front and rear gardens, the rear having wonderful open views over green fields and woodland in the distance.

8 Westgate, Baildon, West Yorkshire, BD17 5EJ
Tel: 01274 532323 Email: baildon@dacres.co.uk
dacres.co.uk

Bunkers Hill, Esholt, West Yorkshire, BD17 7RG

Guiseley 3.1 miles, Leeds 9.5 miles, Skipton 19.5 (all distances approximate)

Guide Price: £285,000



General Remarks

This endearing Grade II Listed stone cottage occupies an elevated position on Bunkers Hill within the Conservation Area of Esholt, enjoying an attractive setting close to The Woolpack and the other useful amenities the village has to offer. The elevated position also provides lovely views over the surrounding area. The property has been thoughtfully modernised and reconfigured, creating a comfortable contemporary home whilst retaining many charming period features and character.

The accommodation is arranged over two floors and briefly comprises a welcoming living room with feature stone fireplace and wood-burning stove, together with a breakfast kitchen incorporating a range of fitted appliances. To the first floor are two bedrooms, including a particularly generous master bedroom, a second bedroom/study and a modern shower room.

Externally, the property is complemented by an elevated lawned front garden, enclosed by stone wall boundaries and mature shrubbery. To the rear is a surprisingly large garden, enjoying stunning views across neighbouring farmland towards distant woodland. The garden features a generous lawn, paved patio, decked seating terrace and timber planters, providing an excellent setting for outdoor entertaining and relaxation.

The property is delightfully situated in the beautiful village of Esholt, which is close to open countryside and walks, yet within easy access of Guiseley, Baildon and Shipley. The location is also within commuting distance of many West Yorkshire business centres including Leeds and Bradford city centres.

Baildon is a popular village which offers a wide variety of amenities including shops, restaurants and recreational facilities including a golf course, rugby, cricket and football grounds. Baildon has a rural location with moorland countryside close by as well as allowing daily commuting by rail to Leeds and Bradford. Motorway and air networks are also within easy reach. The area is also close to the World Heritage site of Saltaire and to the green corridor of the Leeds Liverpool Canal with its scenic walks and national cycle path.


P. HEARDS & SON
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LONDON E-1



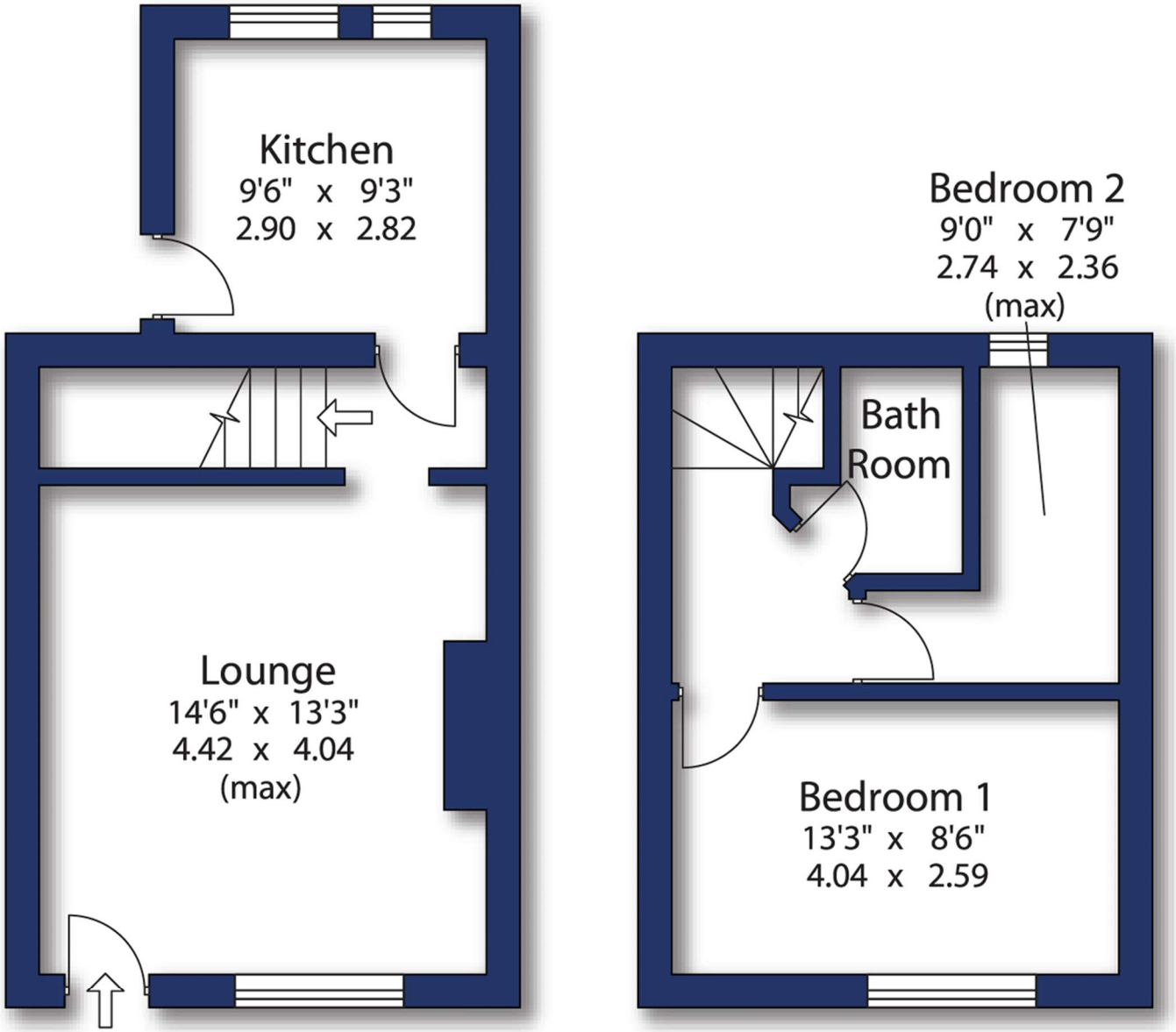



YOU MAKE ME SMILE





Floorplans



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baildon@dacres.co.uk

Directions

From Baildon centre, proceed down Browgate and turn left onto Station Road at Threshfield crossroads. Turn left onto Otley Road (A6038), continuing up Hollins Hill and through the traffic lights before turning immediately right onto Station Road. Follow into the village, bearing right onto Chapel Lane, then right onto Cunliffe Lane after approximately 200m. Bunkers Hill can be seen elevated on the right.

What3Words dart.shares.sweat

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler
- First come first served parking on Bunkers Hill and nearby on-street parking

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

HMRC requires Anti-Money Laundering checks for all buyers, carried out through iamproperty at £34.20 inc. VAT per buyer. Proof of funding is also required. A property cannot be marked Sold Subject to Contract until these checks are satisfactorily completed.

Referral Fees

Where we refer sellers or purchasers to third-party providers, we may receive a commission from the provider. This will not exceed £450 per case for conveyancing or surveyor services. Mortgage Advice Bureau referrals average £450, but may vary by case. This does not affect our fees but may affect the provider's charges.

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