

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Weavers Court, Sowerby Bridge

£495,000





Welcome to Weavers Court in Sowerby Bridge, where you will find a remarkable five-bedroom detached home that perfectly blends space, comfort, and convenience. Built by Redrow, this beautifully designed "Holly" house type offers generous proportions and quality finishes throughout. Nestled within a peaceful cul-de-sac, the property provides a tranquil retreat for families while remaining close to essential local amenities and excellent transport links.

As you step inside, a spacious entrance hall sets the tone for the rest of the home, featuring solid oak wood flooring that continues through to the dining room, adding warmth and elegance. The lounge is a delightful space for relaxation, enhanced by a contemporary pebble-effect fireplace that creates a stylish focal point.

At the heart of the home is the impressive dining kitchen, thoughtfully finished with stone tiled flooring and fitted appliances, offering ample space for family meals and entertaining alike. A separate dining room provides an elegant setting for more formal occasions, while a practical utility room ensures everyday tasks are easily managed.

Upstairs, the five well-proportioned bedrooms provide flexibility for growing families or visiting guests. The master suite is particularly impressive, complete with fitted wardrobes and a dressing table by Hammonds, and a beautifully appointed en-suite bathroom finished with travertine tiles. The second bedroom also benefits from fitted wardrobes by Hammonds, and the remaining bedrooms are served by two additional well-presented bathrooms, ensuring comfort and convenience for all.

Externally, the South East-facing garden is designed for both relaxation and entertaining. Mostly wood-decked for ease of maintenance, it also features an electric-operated retractable awning, allowing you to enjoy outdoor living in comfort throughout the seasons.

With its desirable location, high-quality finishes, and generous living spaces, this exceptional Redrow "Holly" home

- SPACIOUS FIVE BEDROOM FAMILY HOME
- OFF ROAD PARKING AND DOUBLE GARAGE
- CONVENIENT LOCATION
- THREE BATHROOMS PLUS GROUND FLOOR WC
- GAS CENTRAL HEATING & DOUBLE GLAZING
- EPC RATING - C
- COUNCIL TAX BAND - F

## Accommodation

### Entrance hall

### Dining kitchen

22'8" x 13'2" (6.93 x 4.03)

### Living room

17'11" x 12'4" (5.48 x 3.77)

### Dining room

12'2" x 11'1" (3.73 x 3.4)

### Utility room

### Ground floor WC

### First floor

### Bedroom one

16'2" x 11'7" (4.95 x 3.54)

### En suite

### Bedroom two

15'5" x 13'1" (4.72 x 3.99)

### En suite

### Bedroom three

13'11" x 12'4" (4.25 x 3.78)

### Bedroom four

12'0" x 10'7" (3.66 x 3.23)

### Bedroom five

10'7" x 10'3" (3.25 x 3.14)

### Bathroom

### Double garage

18'8" x 14'11" (5.7 x 4.55)

### Directions

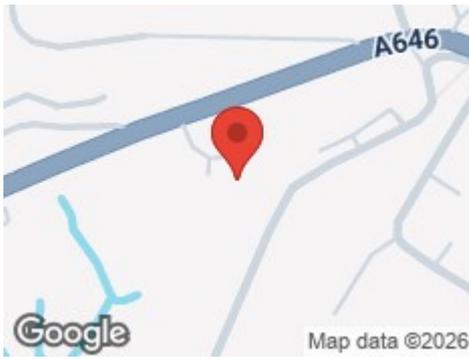
Please use postcode HX6 2UL for sat-nav directions.

### PLEASE NOTE

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 PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map

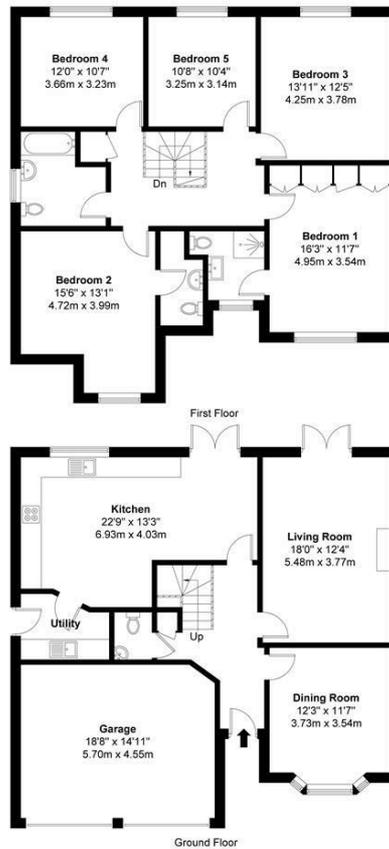


## Terrain Map



## Floor Plan

### 12 Weavers Court, Sowerby Bridge, Halifax, HX6 2UL

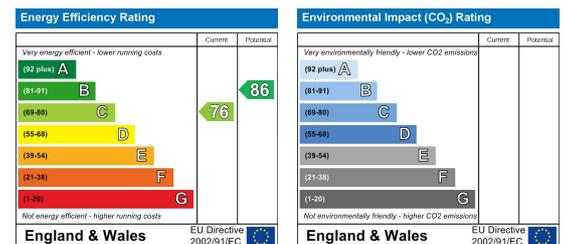


Approx. Gross Internal Floor Area = 212 sq m / 2281 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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