



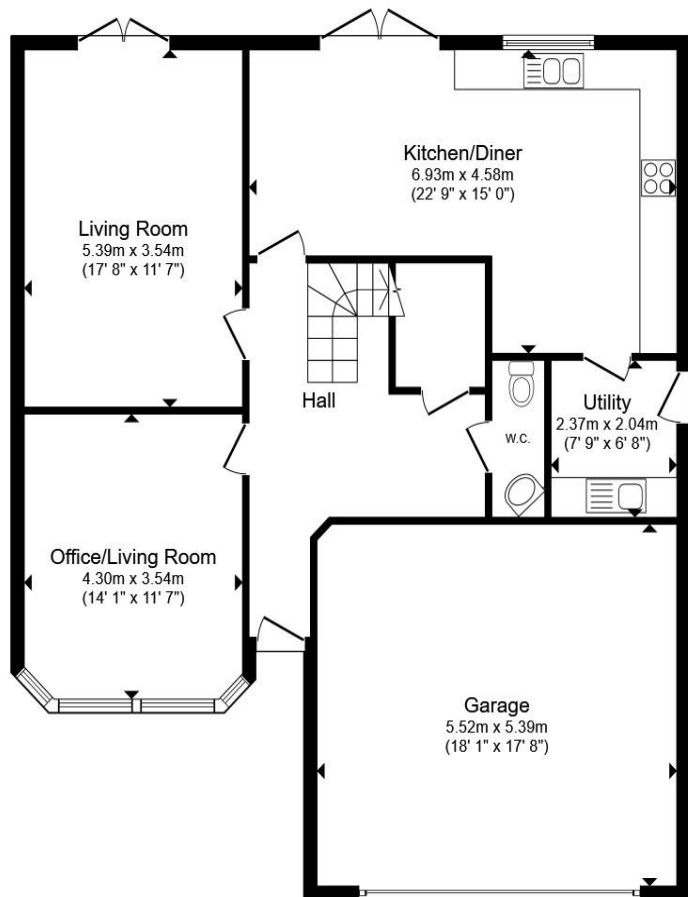
Weavers Court, SOWERBY BRIDGE HX6 2UL

welcome to

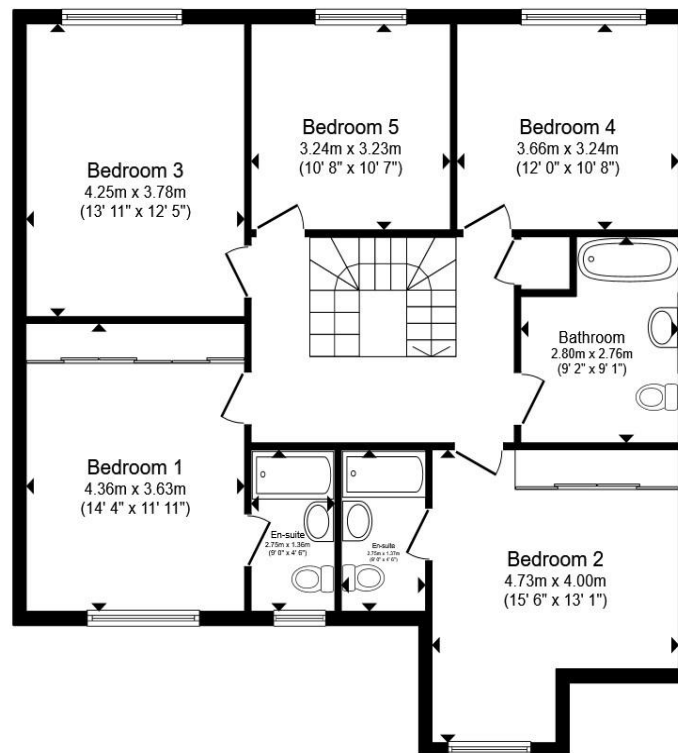
Weavers Court, SOWERBY BRIDGE

A beautiful detached family home that's well maintained throughout. With five double bedrooms-two with en suite, open plan kitchen/diner, living room, office/additional sitting room, W/C, family bathroom, utility, integral garage, driveway and enclosed garden to the rear.





Ground Floor



First Floor

Total floor area 218.0 m² (2,346 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Kitchen/Diner

22' 9" x 15' (6.93m x 4.57m)

Living Room

17' 8" Max x 11' 7" Max (5.38m Max x 3.53m Max)

Office/Sitting Room

14' 1" x 11' 7" (4.29m x 3.53m)

Utility

7' 9" x 6' 8" (2.36m x 2.03m)

Downstairs W/C

Bedroom One With En Suite

14' 4" Max x 11' 11" Max (4.37m Max x 3.63m Max)

Bedroom Two With En Suite

15' 6" x 13' 1" (4.72m x 3.99m)

Bedroom Three

13' 11" x 12' 5" (4.24m x 3.78m)

Bedroom Four

12' x 10' 8" (3.66m x 3.25m)

Bedroom Five

10' 8" x 10' 7" (3.25m x 3.23m)

Bathroom

9' 2" x 9' 1" (2.79m x 2.77m)

Garage

18' 1" x 17' 8" (5.51m x 5.38m)

Disclaimer

welcome to

Weavers Court, SOWERBY BRIDGE

- Spacious Five-Bedroom Detached Home
- Tucked Away in a Peaceful Residential Cul-De-Sac
- Beautifully Presented and Ready to Move Straight Into
- Impressive Integral Double Garage Offering Ample Storage and Parking
- Private, Enclosed Rear Garden Perfect for Relaxing or Entertaining

Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers over
£500,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SWB109174



Property Ref:
SWB109174 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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