

Peter David

Properties Ltd

Residential Sales and Lettings



Bairstow Court, Sowerby Bridge

£430,000





Welcome to Bairstow Court in the charming town of Sowerby Bridge! This delightful detached house boasts not only a prime location but also ample space for comfortable living. With two reception rooms, four bedrooms, master en-suite and a well-appointed bathroom, this property offers a perfect blend of style and functionality.

Situated in a peaceful neighbourhood, this house with a large patio and garden to the rear provides the ideal setting for family life or those who enjoy entertaining guests. The integrated garage ensures convenience and additional storage space, while the drive gives parking for a number of cars adding to the practicality of this lovely home.

Whether you're looking for a place to call your own or an investment opportunity, this four-bedroom detached house at Bairstow Court is sure to capture your heart. Don't miss out on the chance to make this property your own and experience the best of Sowerby Bridge living!

- 4 BEDROOM DETACHED PROPERTY
- INTEGRAL GARAGE
- DRIVEWAY
- CONSERVATORY
- 4 BEDROOMS
- MASTER EN-SUITE
- EPC RATING D
- COUNCIL TAX BAND E

Accommodation

Ground Floor

Lounge

11'3" x 16'7" (3.45 x 5.08)

Dining Room

11'3" x 10'9" (3.45 x 3.28)

Conservatory

9'0" x 12'5" (2.75 x 3.8)

Kitchen

13'8" x 10'0" (4.18 x 3.05)

Downstairs W.C

Garage

1st Floor

Bedroom 1

9'8" x 11'8" (2.95 x 3.58)

En-suite

3'11" x 7'6" (1.2 x 2.3)

Bedroom 2

10'11" x 10'1" (3.33 x 3.08)

Bedroom 3

8'3" x 13'6" (2.53 x 4.13)

Bedroom 4

11'3" x 10'11" (3.43 x 3.35)

Bathroom

5'6" x 10'0" (1.68 x 3.05)

External

Driveway and grassed area to the front, large patio and garden to the rear.

Directions

Please use post code HX6 2SA 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.



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Front Ground

The Front Ground floor plan shows a large Lounge (3450 x 5075) on the left, a Dining area (3450 x 3275) below it, and a Conservatory (2750 x 3800) at the bottom. To the right of the Lounge is a Garage (2625 x 5475). Below the Garage is a Kitchen (4175 x 3050) which includes a W/C. A central staircase leads up from the Kitchen area.

1st Floor

The 1st floor plan features four bedrooms: Bedroom 1 (2950 x 3575), Bedroom 2 (3325 x 3075), Bedroom 3 (2525 x 4125), and Bedroom 4 (3425 x 3350). Each bedroom has its own wardrobe. The floor also includes an Ensuite (1200 x 2300) and a Bathroom (1675 x 3050). A central staircase leads down to the ground floor.

HX6 2SA
Internal - 146m²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
92 (plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current Average	67	
Potential		76

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
92 (plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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England & Wales EU Directive 2002/91/EC

These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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