

# Willow Bank

TENTERFIELDS, LUDDENDENFOOT  
HALIFAX HX2 6EQ



HOMES BY

**CHARTFORD**

*The Difference is the Detail*



# The Difference is the Detail

**We are place creators and home makers, developing inspiring new neighbourhoods where people love to live.**

We'll make your home purchasing experience truly special, from reliably excellent customer service to next-level craftsmanship throughout our builds. We're about the detailing at every stage.



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**CHARTFORD**

## WELL ESTABLISHED



Our foundations are built on rich expertise and knowledge of the latest trends, allowing us to create stylish and practical modern builds.

## IN THE DETAIL



You decide the details – and we'll make sure your home is crafted to the highest quality.

## BUILDING RELATIONSHIPS



We are committed to delivering excellent customer service to you and ensuring your satisfaction during and after purchasing your new home.

# discover

## WILLOW BANK



### WHERE MODERN LIVING MEETS TIMELESS SCENERY

Welcome to Willow Bank, an exceptional new collection of two, three and four bedroom homes perfectly positioned beside the peaceful Rochdale canal in the heart of Luddendenfoot, Halifax. \*Luddendenfoot or Luddenden Foot is a village in West Yorkshire, set within a leafy valley surrounded by rolling hills, this stunning development offers the perfect balance of countryside charm and contemporary living in the Calder Valley.

Designed with modern lifestyles in mind, each home at Willow Bank combines thoughtful layouts and high quality craftsmanship throughout. From stylish open-plan living spaces to beautifully finished kitchens and bathrooms, every detail has been considered to create homes that are both elegant and practical. Whether you're taking your first step on the property

ladder or looking for more room for a growing family, Willow Bank has a home to suit every stage of life. Enjoy the tranquillity of canal-side walks, scenic open-countryside views and a welcoming village atmosphere, all within easy reach of Halifax town centre and excellent local amenities.

At Willow Bank, you'll find more than just a new home, you'll find a lifestyle that brings together community, comfort and natural beauty.

Wikipedia

\*Luddendenfoot or Luddenden Foot is a village in West Yorkshire, England. It is in the borough of Calderdale, to the northwest of Sowerby Bridge and west of Halifax. The village lies along the Upper Calder Valley below Luddenden, between Sowerby Bridge and Mytholmroyd.





## HIGHLY DESIRABLE

Luddendenfoot is a highly desirable village in the heart of the Calder Valley, offering a tranquil, semi-rural lifestyle amid the breathtaking scenery of West Yorkshire. Peacefully tucked away yet conveniently connected, it is regarded as a hidden gem, prized for its welcoming community and distinctive character.

Set alongside the Rochdale Canal and the River Calder, the village enjoys easy access to Halifax and the vibrant market town of Hebden Bridge. This makes it an excellent choice for families, professionals and first-time buyers

looking to enjoy countryside surroundings without sacrificing commuter convenience.

Encircled by wooded valleys, including Luddenden Dene and the open expanses of Pennine moorland, the area provides exceptional opportunities for walking, cycling and outdoor pursuits. Blending historic charm with everyday practicality, Luddendenfoot offers an appealing balance of rural living and excellent connectivity throughout the Calder Valley.



## EDUCATION

Luddendenfoot is well served by a range of highly regarded local schools. At primary level, Luddendenfoot Academy on Burnley Road is an Ofsted-rated Outstanding school where “every child is encouraged to achieve their very best.” Meanwhile, Luddenden CE School on Dene View is described by its Headteacher as a “happy, industrious and inclusive school.”

For secondary education, Ryburn Valley High School in Sowerby Bridge is a strong, vibrant and welcoming community school, rated Good by Ofsted. Calder High School in Mytholmroyd serves the wider Calder Valley and is guided by its core values of care, commitment and courage. North Halifax Grammar School is rated Good, with an Outstanding sixth form provision. At Savile Park in Halifax, The Crossley Heath School boasts over 400 years of heritage and in 2023, achieved an Outstanding rating for Behaviour and Attitudes, alongside an overall Good judgement from Ofsted.



CRAFTED FOR

Life



MODERN LIVING

The homes at Willow Bank have been designed with modern living in mind, where generous light-filled spaces provide flexible rooms for living and entertaining, or even working from home.

Each home has been crafted and considered with you in mind. Classic style meets contemporary clean lines to create the perfect setting suited to your lifestyle, with quality in every detail.

## 2 BEDROOM SEMI-DETACHED, 2 STOREY HOME

Plots 1, 2, 3, 4

# THE RIPPONDEN



Discover this beautifully designed two-bedroom stone built semi-detached home, perfectly positioned along a tranquil canal-side setting. Offering modern comfort with a touch of scenic charm, this property provides the ideal blend of relaxed waterside living and everyday practicality.

The entrance hallway leads onto the open-plan lounge and dining area, enhanced by bi-folding doors that lead onto the rear garden. The contemporary kitchen is equipped with integrated appliances and quality finishes. Also off the hallway is a useful downstairs cloak room.

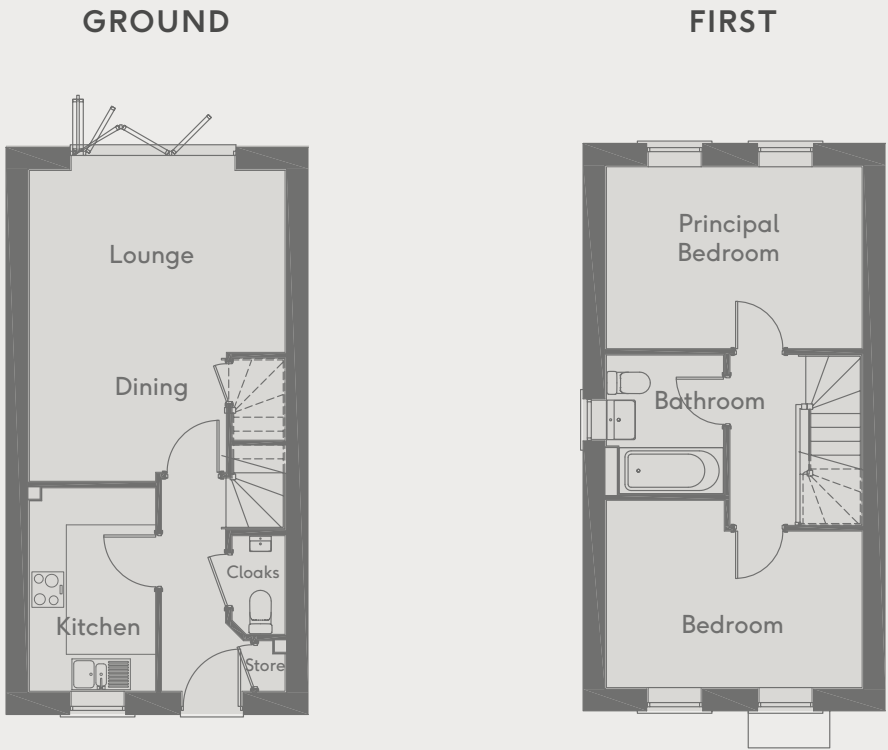
Upstairs features two well-proportioned double bedrooms, each thoughtfully laid out to maximise light and comfort. A modern family bathroom completes the upper floor.

Outside, the patio and fully turfed rear garden create a space that is ideal for morning coffee. The property also benefits from off road parking and excellent energy efficiency throughout.



THE RIPPONDEN

|        |                   |                       |                       |
|--------|-------------------|-----------------------|-----------------------|
| GROUND | Kitchen           | 3.30m x 2.05m         | 10'9" x 6'8"          |
|        | Lounge/Dining     | 5.04m max x 4.15m max | 16'6" max x 13'7" max |
|        | Cloaks            | 1.60m max x 0.86m max | 5'2" max x 2'9" max   |
| FIRST  | Principal Bedroom | 4.15m x 2.95m         | 13'7" x 9'8"          |
|        | Bedroom           | 4.15m x 3.03m max     | 13'7" x 9'11" max     |
|        | Bathroom          | 2.25m max x 1.90m max | 7'4" max x 6'2" max   |



2 BEDROOM SEMI-DETACHED, 2 STOREY HOME



## 4 BEDROOM MEWS, 3 STOREY SPLIT-LEVEL HOME

Plots 5, 6, 7, 8, 9, 10

### THE SOWERBY



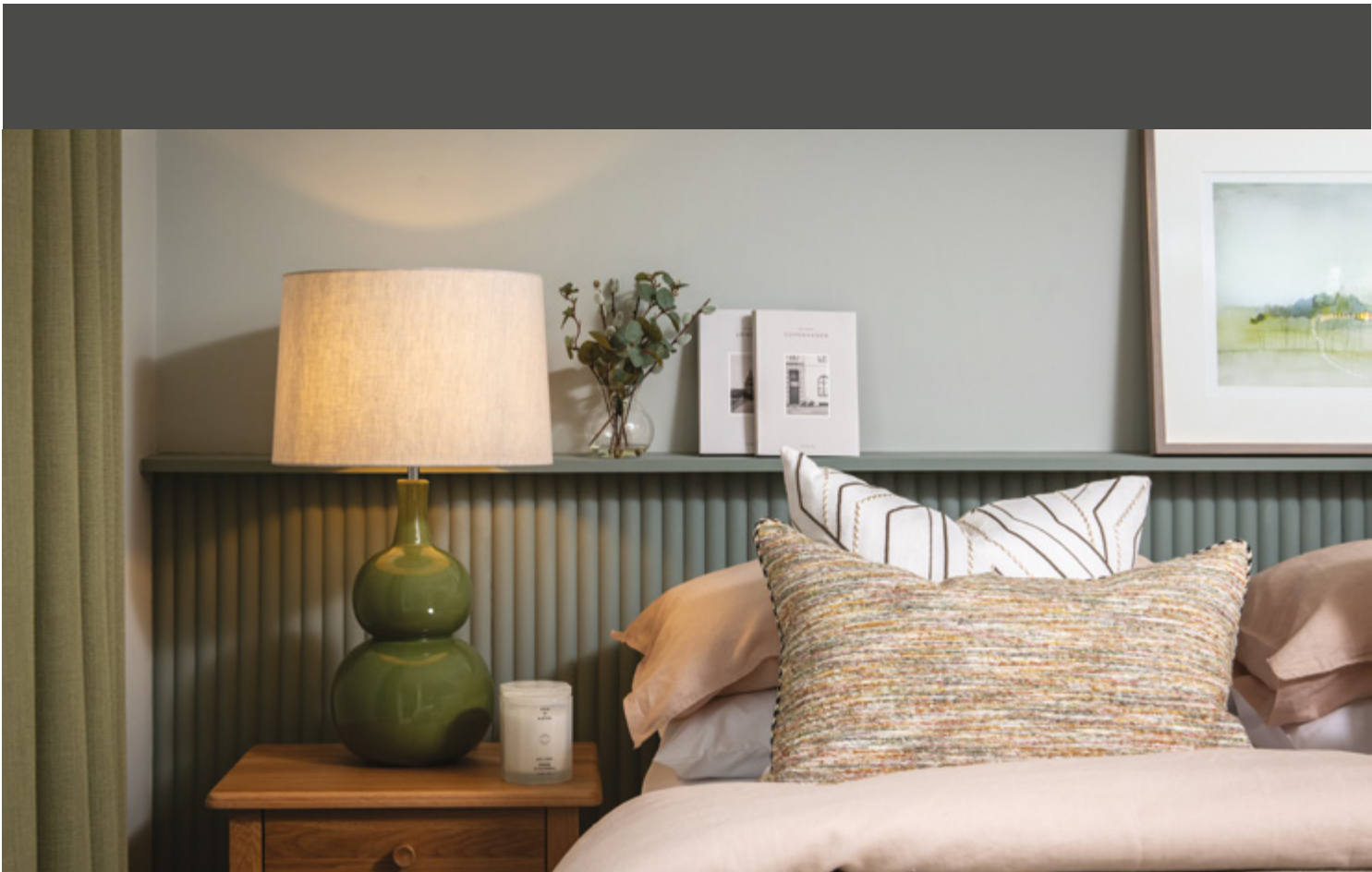
Welcome to this stunning four bedroom family mews home, perfectly positioned in a sought-after canal-side location. Thoughtfully designed for modern family living, this home combines contemporary style over three floors in a delightful canal side setting.

The lower ground floor features a spacious open-plan kitchen with a dining/family area, filled with natural light and offering seamless access to the rear garden with bi-folding doors. The modern kitchen includes quality integrated appliances and quality finishes, ideal for busy family life or relaxed entertaining.

Upstairs, the main entrance hallway leads to the spacious lounge, enhanced by a Juliette balcony that frames the view. A double bedroom, a convenient cloak room and a practical store complete this floor.

On the first floor you will find three well-sized bedrooms including a generous principal bedroom with an ensuite. The modern family bathroom is fitted with quality fixtures and fittings.

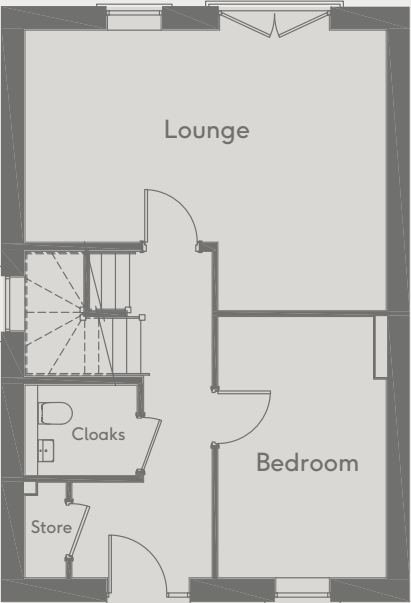
Outside, the rear garden provides a peaceful escape with direct views towards the canal, offering the perfect backdrop for outdoor dining. The property also benefits from off road parking and excellent energy efficiency throughout.



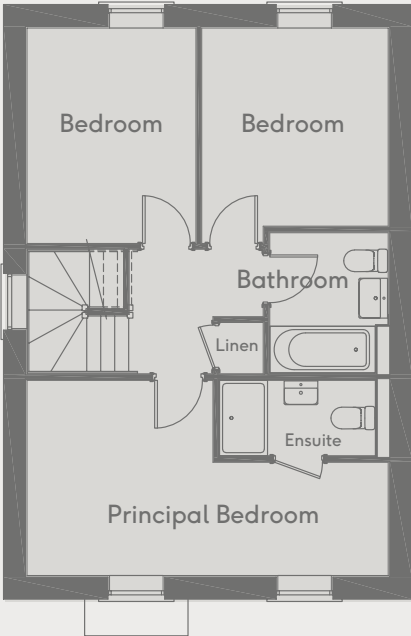
THE SOWERBY

|                 |                       |                       |                        |
|-----------------|-----------------------|-----------------------|------------------------|
| LOWER<br>GROUND | Dining/Kitchen/Family | 5.54m x 4.70m         | 18'2" x 15'5"          |
|                 | Lounge                | 5.79m max x 4.52m max | 19'0" max x 14'10" max |
|                 | Bedroom               | 4.19m x 2.70m         | 13'8" x 8'10"          |
| UPPER<br>GROUND | Cloaks                | 1.80m x 1.45m         | 5'10" x 4'9"           |
|                 | Principal Bedroom     | 5.79m max x 3.18m max | 19'0" max x 10'5"      |
|                 | Bedroom               | 3.17m min x 2.99m     | 10'5" min x 9'9"       |
| FIRST           | Bedroom               | 3.45m x 2.71m         | 11'4" x 8'10"          |
|                 | Bathroom              | 2.25m x 1.90m         | 7'4" x 6'2"            |
|                 | Ensuite               | 2.50m x 1.21m         | 8'2" x 3'11"           |

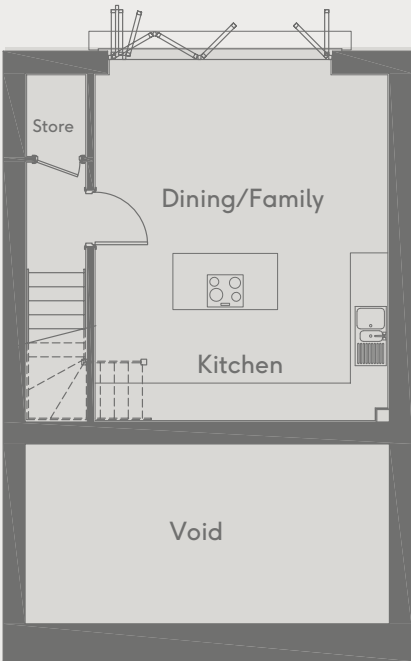
UPPER GROUND



FIRST



LOWER GROUND



4 BEDROOM MEWS, 3 STOREY SPLIT-LEVEL HOME

\*Please note; landing windows to outer mews only

4 BEDROOMS PLUS A STUDY SEMI DETACHED, 3 STOREY HOME

Plots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

THE HEBDEN



Introducing this superb family home with four-bedrooms with an additional study, set in an idyllic canal-side location. Designed with modern family living in mind, this impressive home offers an outstanding lifestyle opportunity in a picturesque location.

The lower floor opens into a welcoming hallway, leading to a spacious open-plan kitchen dining area. The contemporary kitchen includes quality finishes, integrated appliances and French doors, ideal for busy family life or relaxed entertaining. The spacious lounge is filled with natural light and offers seamless access to the rear garden with bi-folding doors. The cloak room completes this floor.

The principal bedroom on the upper ground floor enjoys an ensuite shower room. Another bedroom features a Juliette balcony and a modern family shower room completes this space.

To the first floor, two generously sized bedrooms offer comfort and versatility, one of which benefits from an ensuite. The separate stylish bathroom is fitted with quality fixtures and fittings and a dedicated study adds valuable flexibility for working from home or a quiet retreat.

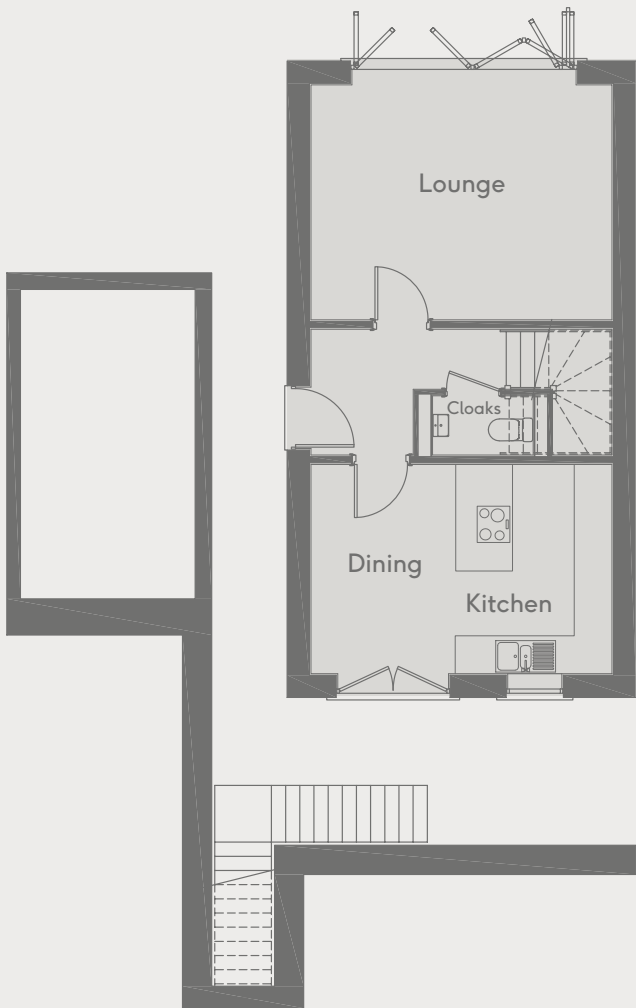
Outside, the patio and fully turfed rear garden create a space that is ideal for morning coffee. The property also benefits from a garage and excellent energy efficiency throughout.

THE HEBDEN

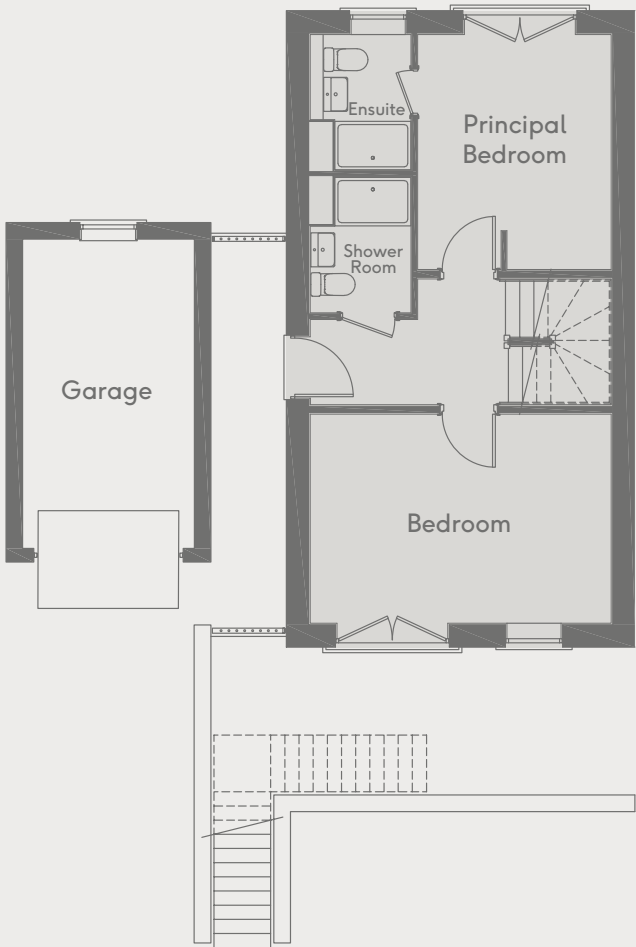
|              |                   |                   |                   |
|--------------|-------------------|-------------------|-------------------|
| LOWER GROUND | Kitchen / Dining  | 4.78m x 3.32m     | 15'8" x 10'10"    |
|              | Lounge            | 4.78m x 3.73m     | 15'8" x 12'2"     |
|              | Cloaks            | 1.60m x 0.94m     | 5'2" x 3'1"       |
| UPPER GROUND | Principal Bedroom | 3.07m x 3.73m     | 10'1" x 12'2"     |
|              | Bedroom           | 4.78m x 3.32m     | 15'8" x 10'10"    |
|              | Shower Room       | 2.15m x 1.60m     | 7'0" x 5'2"       |
|              | Ensuite           | 2.15m x 1.60m     | 7'0" x 5'2"       |
| FIRST        | Bedroom           | 3.78m max x 3.07m | 12'5" max x 10'1" |
|              | Bedroom           | 3.39m x 2.77m     | 11'1" x 9'1"      |
|              | Study             | 3.37m x 1.91m     | 11'0" x 6'3"      |
|              | Bathroom          | 2.25m x 1.90m     | 7'4" x 6'2"       |
|              | Ensuite           | 2.15m x 1.60m     | 7'0" x 5'2"       |



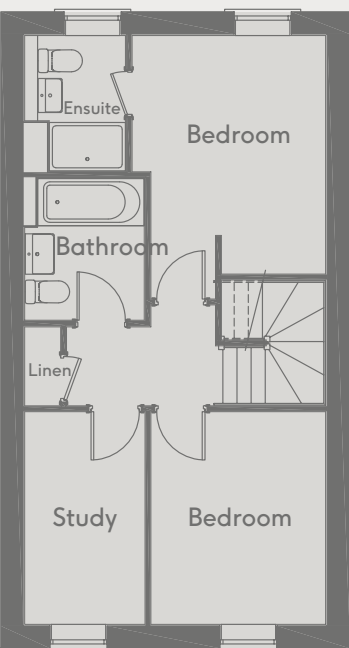
LOWER GROUND



UPPER GROUND



FIRST



4 BEDROOMS PLUS A STUDY SEMI DETACHED, 3 STOREY HOME

3 BEDROOM SEMI DETACHED, 3 STOREY SPLIT-LEVEL HOME

Plots 22, 23, 24, 25, 26, 27, 30, 31, 32, 33, 36, 37, 40, 41

THE HAWORTH

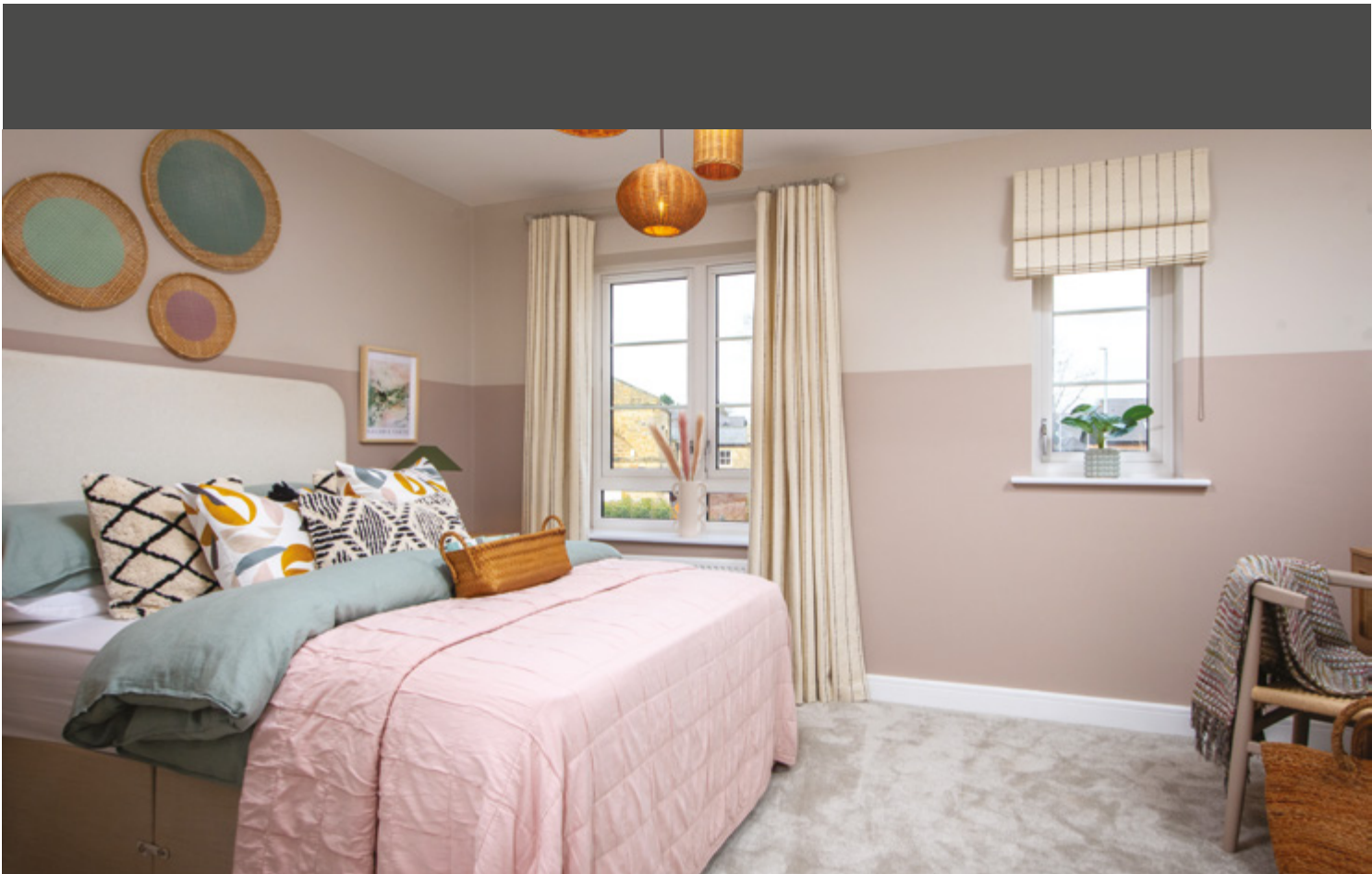


Discover this beautifully designed three-bedroom stone built semi-detached home, set in a tranquil canal-side setting. Designed with modern family living in mind, this impressive home offers modern comfort and practicality in a picturesque location.

The lower ground floor welcomes you with an entrance hallway and staircase rising to the upper ground floor landing and a spacious dining kitchen featuring French doors that open out onto the rear garden. The modern kitchen is equipped with integrated appliances and quality finishes, making it perfect for both cooking and entertaining. Also off the landing is a lounge with a Juliette balcony. A cloak room completes this space.

The first floor features three well-appointed double bedrooms, each thoughtfully laid out to maximise light and comfort. The principal bedroom enjoys an ensuite shower room and a family bathroom completes this floor.

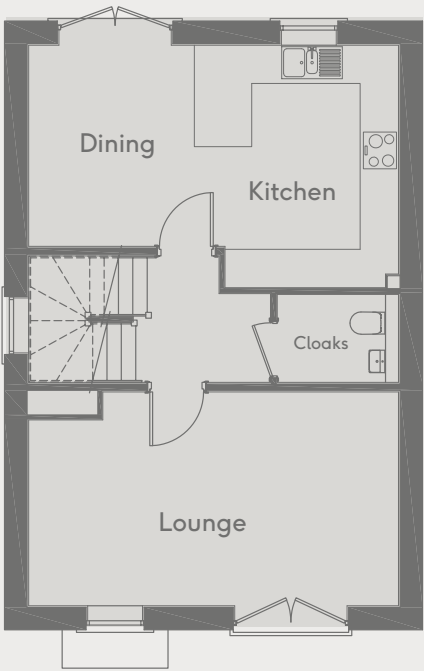
Outside, the patio and fully turfed rear garden create a space that is ideal for morning coffee. The property also benefits from an integral garage and excellent energy efficiency throughout.



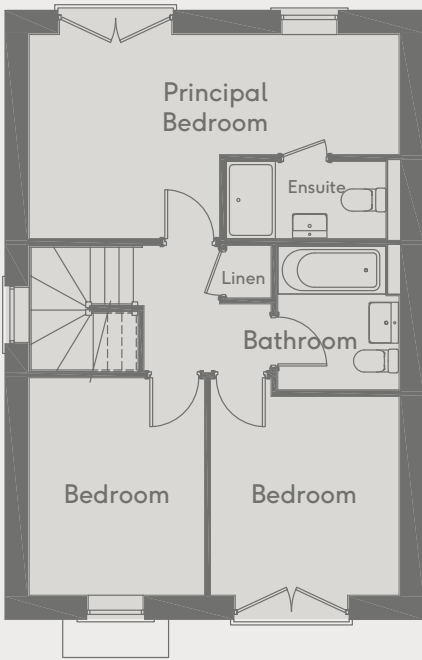
THE HAWORTH

|                 |                   |                       |                        |
|-----------------|-------------------|-----------------------|------------------------|
| LOWER<br>GROUND | Hall              | 3.35m max x 2.10m max | 10'11" max x 6'11" max |
|                 |                   |                       |                        |
| UPPER<br>GROUND | Kitchen/Dining    | 5.79m max x 3.90m max | 19'0" max x 12'9" max  |
|                 | Lounge            | 5.79m x 3.35m         | 19'0" x 10'11"         |
|                 | Cloaks            | 1.94m x 1.28m         | 6'4" x 4'2"            |
| FIRST           | Principal Bedroom | 5.79m max x 3.19m max | 19' max x 10'5" max    |
|                 | Bedroom           | 3.16m max x 3.02m max | 10'4" max x 9'10" max  |
|                 | Bedroom           | 3.39m x 2.68m         | 11'1" x 8'9"           |
|                 | Bathroom          | 2.19m x 1.94m max     | 7'2" x 6'4" max        |
|                 | Ensuite           | 2.43m x 1.20m         | 7'11" x 3'11"          |

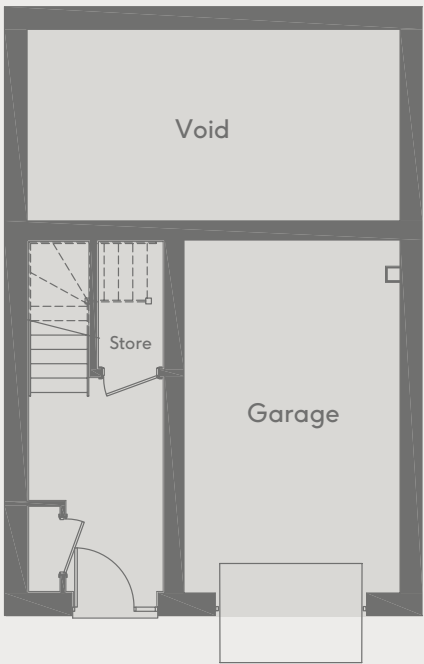
UPPER GROUND



FIRST



LOWER GROUND



3 BEDROOM SEMI DETACHED, 3 STOREY SPLIT-LEVEL HOME

4 BEDROOM SEMI DETACHED, 3 STOREY SPLIT-LEVEL HOME

Plots 21, 28, 29, 34, 35, 38, 39, 42

THE LONGLEY



Welcome to this beautifully designed four bedroom stone built semi-detached home, set in a tranquil canal-side setting. Designed with modern family living in mind, this impressive home offers modern comfort and practicality in a picturesque location.

The entrance hallway leads to the impressive lounge through double doors. A convenient cloak room completes this floor.

To the upper ground floor, is the open-plan kitchen diner, equipped with integrated appliances. Feature French doors lead onto the garden, making it perfect for entertaining. Also off the hallway is a bedroom with a Juliette balcony. There is also a useful cloak room.

Upstairs, the first floor features three well-proportioned double bedrooms, each thoughtfully laid out to maximise light and comfort. The principal bedroom enjoys an ensuite shower room and a family bathroom completes the first floor.

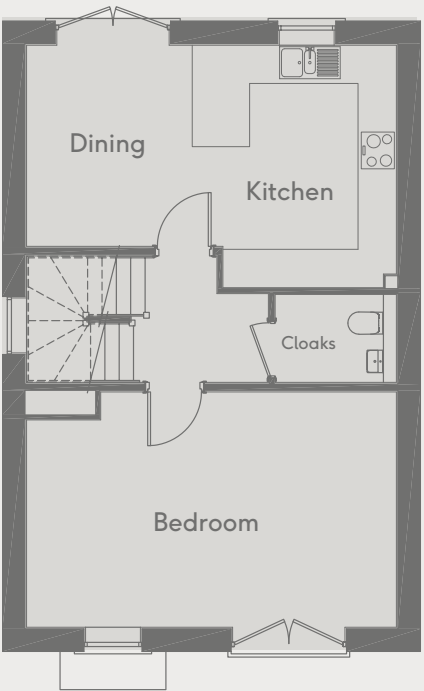
Outside, the patio and fully turfed rear garden create a space that is an ideal retreat. The property also benefits from driveway parking and excellent energy efficiency throughout.



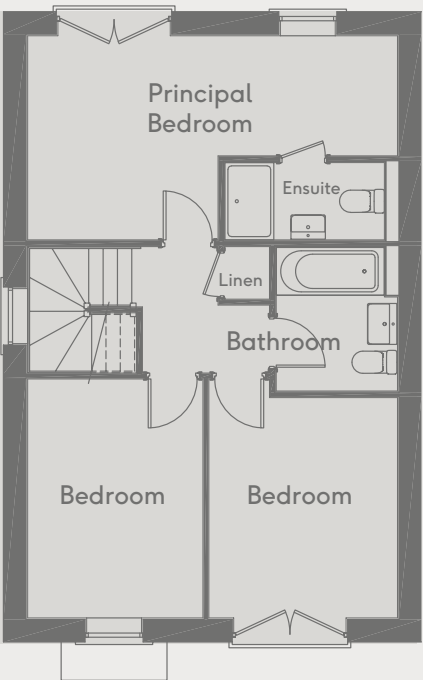
# THE LONGLEY

|                 |                   |                       |                       |
|-----------------|-------------------|-----------------------|-----------------------|
| LOWER<br>GROUND | Lounge            | 5.82m x 3.53m         | 19'1" x 11'7"         |
|                 | Hall              | 3.68m max x 2.10m max | 12'1" max x 6'11" max |
|                 | Cloaks            | 1.98m x 1.06m         | 6'6" x 3'5"           |
| UPPER<br>GROUND | Kitchen/Dining    | 5.79m max x 3.90m max | 19'0" max x 12'9" max |
|                 | Bedroom           | 5.82m x 3.68m         | 19'1" x 12'1"         |
|                 | Cloaks            | 1.94m x 1.28m         | 6'4" x 4'2"           |
| FIRST           | Principal Bedroom | 5.79m max x 3.19m max | 19'0" max x 10'5" max |
|                 | Bedroom           | 3.74m max x 3.02m max | 12'3" max x 9'10" max |
|                 | Bedroom           | 3.73m x 2.68m         | 12'3" x 8'9"          |
|                 | Bathroom          | 2.19m x 1.94m max     | 7'2" x 6'4" max       |
|                 | Ensuite           | 2.43m x 1.20m         | 7'11" x 3'11"         |

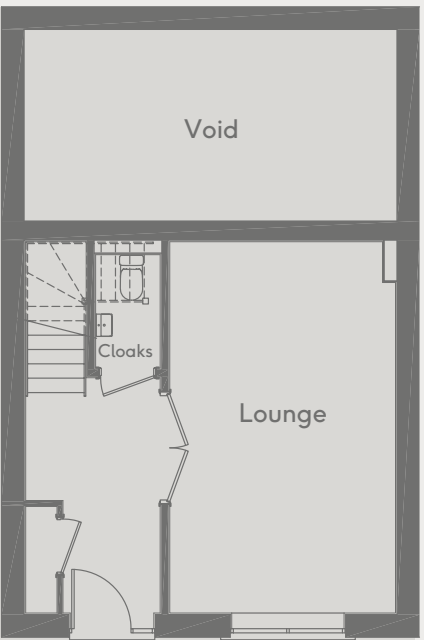
UPPER GROUND



FIRST



LOWER GROUND



4 BEDROOM SEMI DETACHED, 3 STOREY SPLIT-LEVEL HOME



TO BE

*specific*

### FIXTURES & FITTINGS

- PVCu double-glazed windows with slim section, externals finished in anthracite grey and internals finished in white
- Composite front door finished in charcoal, with chrome letter plate & spy hole
- PVCu external rear French doors, externals finished in anthracite grey and internals finished in white (on selected plots only)
- Powder coated aluminium bi-folding doors, externals finished in anthracite grey and internals finished in white (on selected plots only)
- Internal doors finished in white gloss with stylish polished chrome ironmongery
- Quality skirting boards and architraves finished in white gloss

### BATHROOM & EN-SUITE

- Contemporary Ideal sanitary ware in white
- Chrome sanitary fittings
- Thermostatic mixer shower over bath

### KITCHEN

- Custom designed quality kitchen, featuring soft close doors and drawers
- 1 ½ bowl stainless steel sink
- Feature extractor hood
- Integrated appliances include:
  - Single oven
  - 4 Ring ceramic electric or gas hob
  - 50/50 Fridge freezer
  - Dishwasher

### TILING

- Full height wall tiling to the wet areas only to the bathroom and ensuite
- Splash back to basin in the cloaks
- Ceramic floor tiling to the bathroom, ensuite and cloaks

### HEATING

- Gas central heating with thermostatically controlled radiators where applicable
- Multi rail chrome heated towel rail to house bathroom and ensuite, where applicable

### SECURITY

- Internal security system with alarm
- External light to front and rear doors
- Motion activated security light to rear garden

### ELECTRICAL

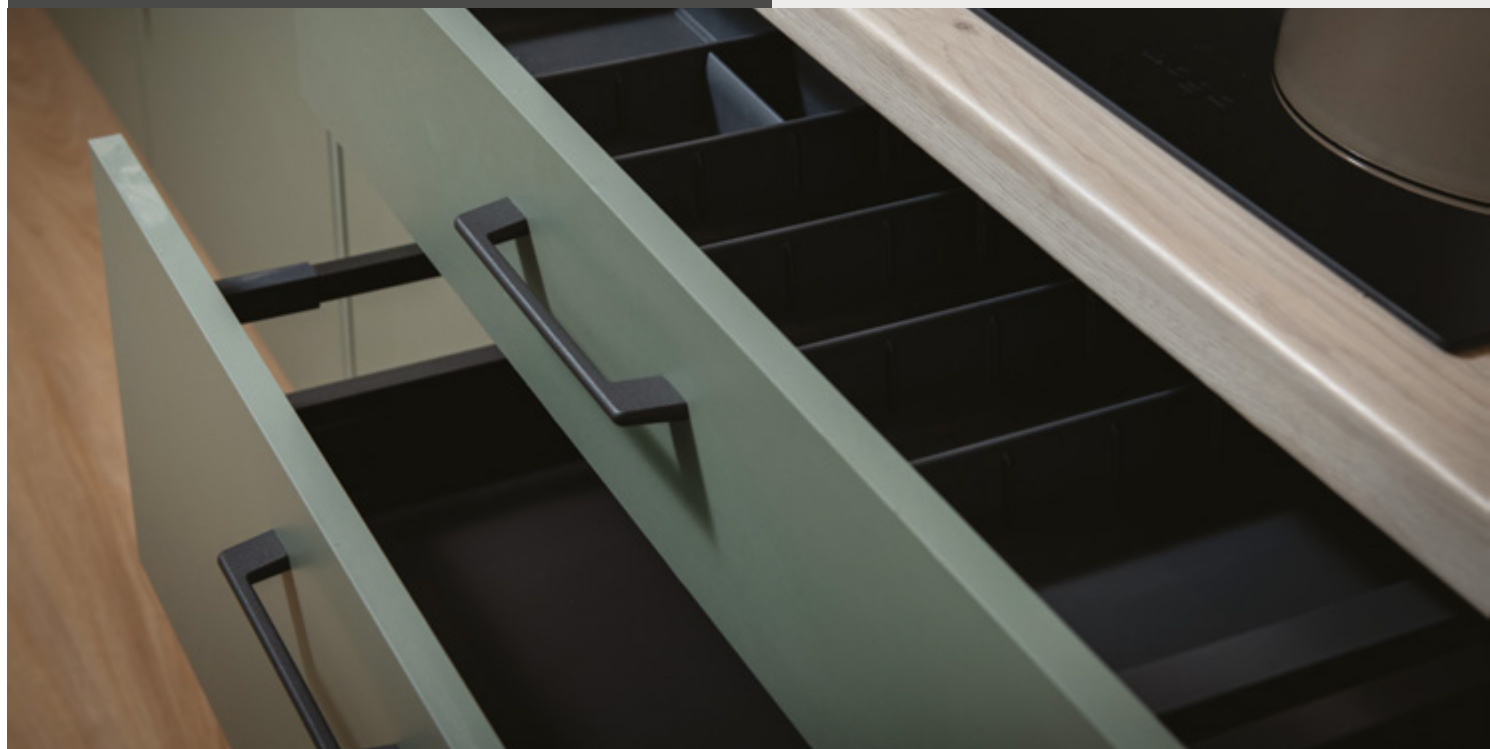
- TV points to lounge, bedroom one and dining area, where applicable
- BT points to lounge
- Double socket with USB to living area, kitchen and all bedrooms
- White LED downlights to bathrooms
- White sockets and light switches
- Shaver points to house bathroom and ensuite, where applicable
- Solar panels
- Electric vehicle charging point
- Doorbell

### EXTERNAL

- Turf to front and rear gardens, where applicable
- Paving to pathway and patio
- Block paving to driveway
- 6ft fencing to plot boundaries
- Outside tap
- Shed

### WARRANTY

- Premier Guarantee 10 Year New Homes Warranty



A SOUGHT-AFTER

# village

LOCATION



Willow Bank, Tenterfields, Luddendenfoot, Halifax HX2 6EQ



The Piece Hall, Halifax



Halifax

## A VILLAGE WELL CONNECTED

Willow Bank is located in the popular village of Luddendenfoot, within easy reach of Hebden Bridge, Mytholmroyd and Halifax. Well suited to family life, the area offers convenient access to local schools, shops and everyday amenities. Surrounded by beautiful countryside, there are plenty of opportunities for walks and outdoor activities, while excellent road and rail links to Leeds and Manchester make it an ideal choice for commuters.

### DRIVE TIMES\*

|                              |                      |
|------------------------------|----------------------|
| Hebden Bridge                | 4 miles/10 mins      |
| Sowerby Bridge               | 2.1 miles/6 mins     |
| Halifax                      | 4.7 miles/14 mins    |
| Huddersfield                 | 9.8 miles/26 mins    |
| Leeds Bradford Airport (LBA) | 20.2 miles/53 mins   |
| Manchester Airport (MAN)     | 44miles/ 1hour 4mins |

\*All times and distances are taken from [www.theaa.com](http://www.theaa.com)



Hebden Bridge



HOMES BY

# CHARTFORD

Chartford Homes have been designing and building high quality homes for 20 years. The principals of excellent architectural design influence everything we do. Our materials, fixtures and fittings are chosen for their quality, strength, reliability and value, making desirable contemporary living within your reach.

All of our properties comply fully with the latest guidance on energy efficiency, are supplied with an energy rating, installed with effective insulation and are backed by a 10 year building guarantee. Quite simply, we create homes that are as practical to live in as they are beautiful to look at.



0113 237 2900

WILLOWBANK@CHARTFORDHOMES.COM

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-  The Ripponden
-  The Sowerby
-  The Hebden
-  The Haworth
-  The Longley





HOMES BY

**CHARTFORD**

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