



8 Pavilion View
Southowram, Halifax, HX3 9TL

Stunning family home with open views,
high-spec interiors,
and a south-facing garden



Charnock Bates

The Country, Period & Fine Home Specialist





8 Pavilion View
Southowram
Halifax
HX3 9TL

Guide price: £635,000

At a glance

- Individually designed detached home within a select development of six
- Five bedrooms arranged over three thoughtfully planned levels
- Open countryside views to the rear and a south-facing enclosed garden
- Showstopping dining kitchen with central island and bi-folding doors to the terrace
- High-specification throughout, including underfloor heating and Cat 6 cabling
- Principal bedroom suite with dressing room and luxury ensuite
- Two further ensuite bedrooms plus flexible study or fifth bedroom
- Glass balustrade staircase and characterful lounge with exposed timber trusses
- Private off-road parking for several cars, with gated access to the development
- Excellent access to Halifax, Brighouse and the M62 motorway network

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Stunning family home with open views, high-spec interiors, and a south-facing garden



Set within an exclusive gated enclave of just six individually designed homes, this striking detached residence offers five generously proportioned bedrooms and a specification tailored for modern family living.

Enjoying open views to the rear and a south-facing garden, the property combines architectural presence with everyday practicality – all within easy reach of local amenities, Halifax town centre and the M62. Completed and ready for occupation, the home benefits from underfloor heating throughout and an LABC warranty.



Ground floor

A composite entrance door opens into a welcoming hall with built-in storage, setting the tone for the light-filled, contemporary interiors. This level accommodates two spacious bedrooms and a flexible study or fifth bedroom, each enjoying outlooks across the open countryside to the rear. The main house bathroom is a standout feature, finished with a luxurious four-piece Hansgrohe suite including a freestanding bath, walk-in rainfall shower, and twin vanity basins – all set against sleek tiling and subtle lighting.

The principal lounge is an impressive, characterful space with exposed timber trusses, a mezzanine-style glass balustrade, and dual-aspect glazing that frames both the front approach and far-reaching rear views. An open staircase descends to the lower ground floor, where the home truly comes into its own.







Lower ground floor

Here, the expansive dining kitchen forms the heart of the house – a beautifully designed, sociable space with a full range of high-end cabinetry, a central island, and a suite of integrated appliances. Bi-folding doors open directly onto the rear terrace, creating an effortless flow between inside and out.

A cinema room with skylight offers a versatile retreat for entertaining or relaxing, while a further snug or secondary living space adds flexibility for family life.

The principal bedroom suite is thoughtfully positioned on this level, enjoying privacy, a dedicated dressing room, and a stylish ensuite shower room echoing the finish of the main bathroom. A further bedroom with its own ensuite completes the accommodation.









Gardens and parking

To the rear, the enclosed south-facing garden provides a sheltered setting for outdoor dining, entertaining, and family time, with open views beyond enhancing the sense of space.

To the front, a paved hardstanding offers private parking for several cars.

Key information

- **Fixtures and fittings:**
Only fixtures and fittings mentioned in the sales particulars are included in the sale.
- **Wayleaves, easements and rights of way:**
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Detached
PARKING	Off-road parking for two cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
EPC RATING	Current: B, Potential: A
ELECTRICITY SUPPLY	Octopus
GAS SUPPLY	Octopus
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating, underfloor heating
BROADBAND	Full FTTP
MOBILE SIGNAL	Average

Location

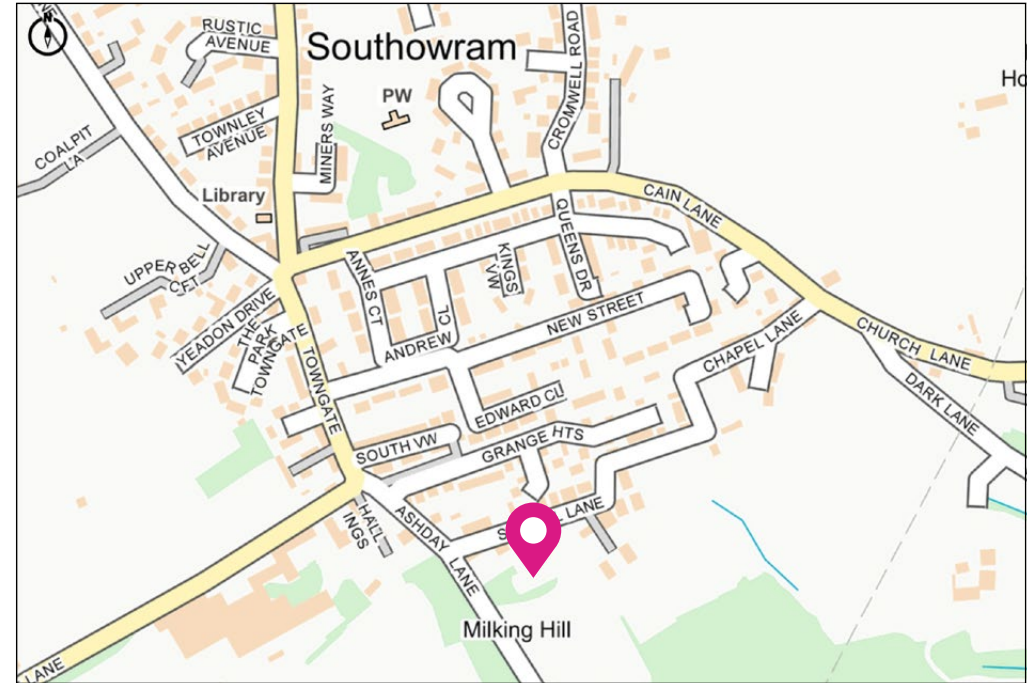
Southowram offers the perfect balance of semi-rural charm and everyday convenience. The village itself is well served by local shops, a primary school, cricket club, farm shop, public houses, and sports facilities. Halifax and Brighouse are both a short drive away, providing a wider range of shopping, dining, and leisure options.

Excellent commuter links are available via Halifax and Brighouse railway stations, along with swift access to the M62 at Junction 25.

Tenure and occupancy:

The property is currently let and is being sold subject to an existing Assured Shorthold Tenancy. The current tenancy runs until 30 June 2026 and generates a rental income of £2,500 per calendar month.

Viewing is essential to fully appreciate this property.



Get in touch to arrange your private tour today.

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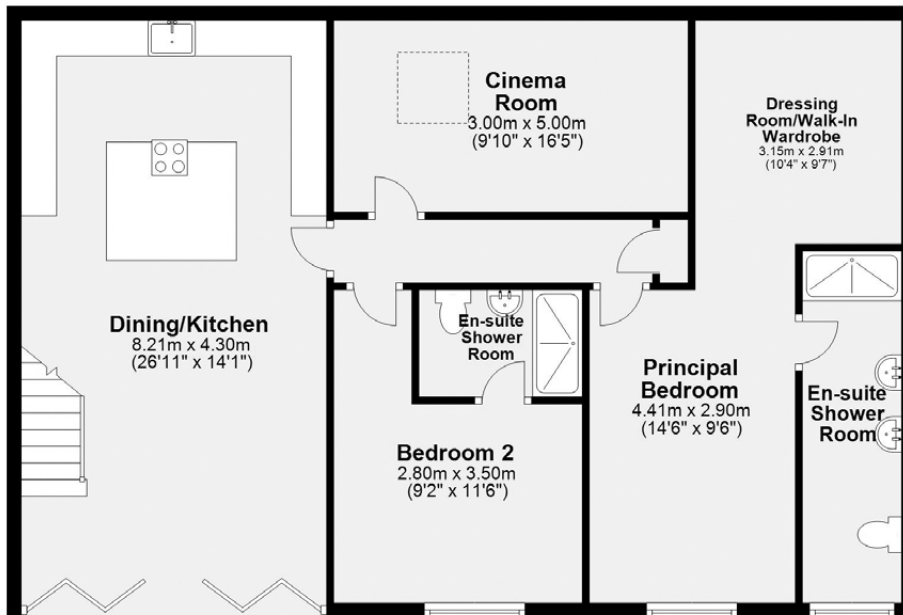
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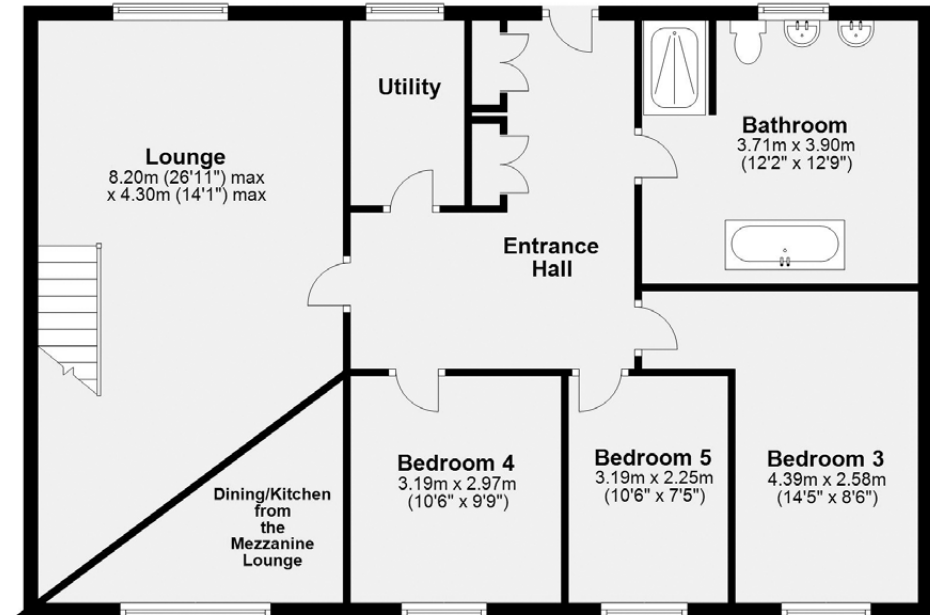


Floor plans

Lower ground floor



Ground floor



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Total approximate floor area:
2,192.00 sqft (203.60m²)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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