

8 Pavilion View  
Southowram, Halifax, HX3 9TL

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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

Offers in the region of: £675,000

### At a glance

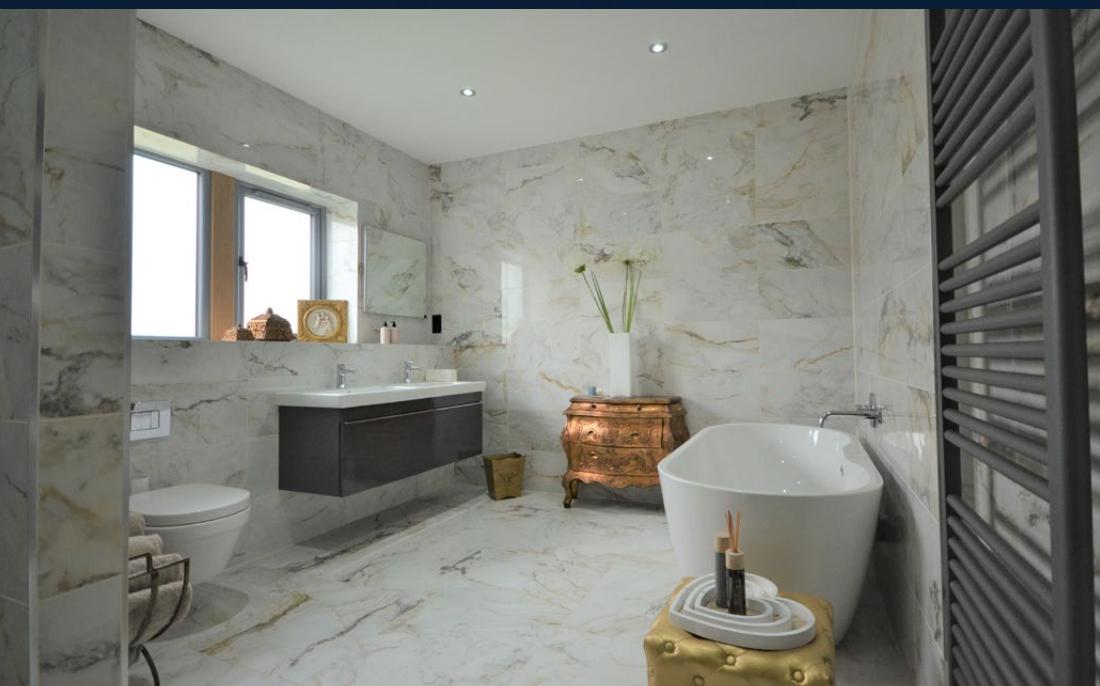
- Individually designed detached home within a select development of six
- Five bedrooms arranged over three thoughtfully planned levels
- Open countryside views to the rear and a south-facing enclosed garden
- Showstopping dining kitchen with central island and bi-folding doors to the terrace
- High-specification 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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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.

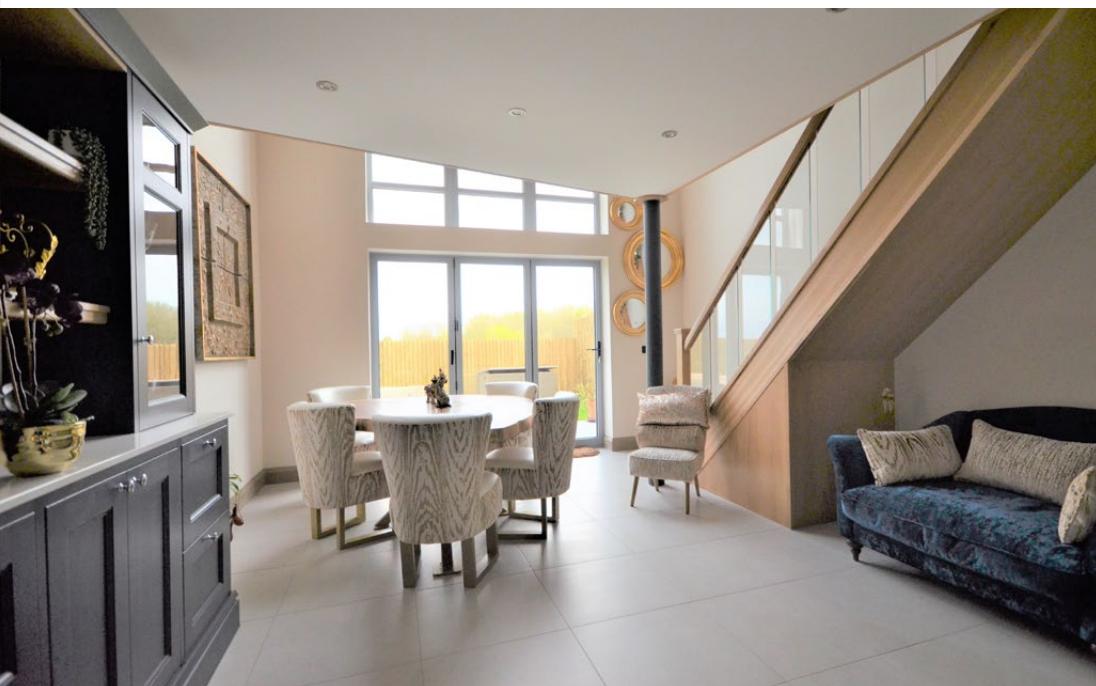


## Ground floor

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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Property House  
Lister Lane  
Halifax HX1 5AS  
**01422 380100**

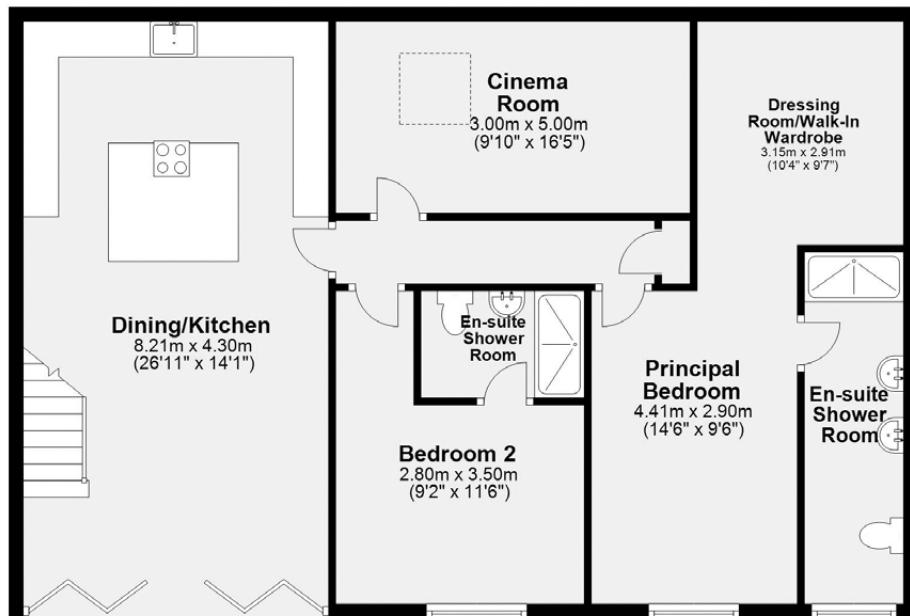
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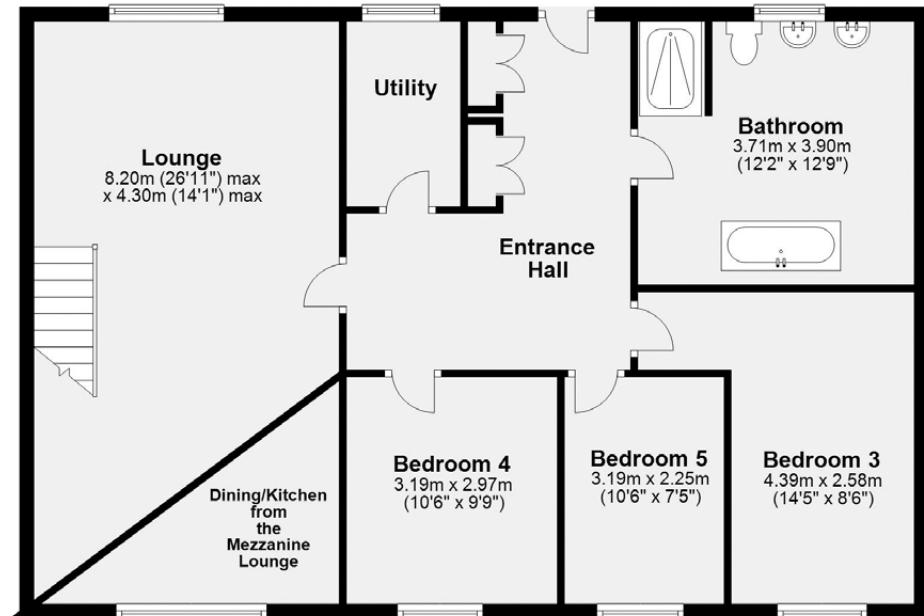


# Floor plans

Lower ground floor



Ground floor





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