



The Poplars, 7 Yew Trees, Southowram, Halifax, HX3 9QN
£300,000

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An imposing and spacious period family home set within a large, beautifully tended plot, enjoying far-reaching views and an abundance of original character. The property offers well-proportioned accommodation including two generous reception rooms, a spacious dining kitchen, utility room, and an attached garage. Upstairs, there are three large bedrooms, offering flexible living space ideal for a growing family. While the home would benefit from modernisation, this has been thoughtfully reflected in the asking price—offering an exciting opportunity to create a bespoke home in a sought-after semi-rural setting. Ideally positioned in the heart of Southowram, with local amenities close by and excellent access to Halifax town centre and Junction 24 of the M62 motorway.

Energy Rating: D



GROUND FLOOR:

Enter the property through an external door into the entrance hall.

Entrance Hall

With oak panelled walls, under-stairs storage cupboard, staircase rising to the first floor and a feature arched window.

Lounge

14'6" x 13'4" plus bay (4.43m x 4.08m plus bay)

A generous reception room which enjoys views over the pleasant rear gardens. There is a uPVC bay window, stone fireplace with gas fire and there is also a central heating radiator.

Dining Room

13'4" x 14'10" (4.08m x 4.54m)

With a tiled fireplace with inset gas fire, a central heating radiator and uPVC bay window which enjoys views over the rear garden.

Utility Room

8'8" x 7'8" (2.66m x 2.35m)

With a central heating radiator.

Dining Kitchen

20'3" max x 7'10" max (6.19m max x 2.4m max)

Fitted with a range of mixed type base units, with wall cupboards, part tiled walls and laminated work surfaces. There is also an inset stainless steel sink unit, central heating boiler, 2 uPVC double glazed windows and door into the utility.

Shower Room

Furnished with a white suite comprising of a low flush WC, pedestal wash hand basin and corner shower unit with thermostatic mixer shower. There are part tiled walls and a uPVC window.

Rear Entrance Hall

FIRST FLOOR:

Landing

Master Bedroom

14'5" x 13'1" (4.4m x 4.01m)

A generously sized double bedroom, with a central heating radiator and uPVC window which provides views over the rear garden.

Bedroom 2

13'3" x 14'11" max (4.04m x 4.55m max)

Having a central heating radiator and uPVC window to the rear.

Bedroom 3

9'10" max x 7'10" max (3m max x 2.41m max)

With a central heating radiator and uPVC window to the front.

Bathroom

Furnished with a 2 piece coloured suite comprising of a pedestal wash hand basin and panelled bath with shower above. There are fully tiled walls, a central heating radiator and a uPVC window.

Separate WC

Furnished with a coloured low flush WC. There is a uPVC window and fully tiled walls.



OUTSIDE:

The property occupies a generous plot with access to all 4 sides. To the front of the property, a driveway leads to an attached single garage with electric up and over door. The lawned gardens to the front are fully enclosed and there is gated access to a further driveway which provides off road parking for a number of cars. To the side of the property there is an attached outbuilding/storage shed and the particularly impressive rear garden enjoys far reaching views, is predominantly laid to lawn and has a variety of paved seating areas with borders of mature shrubs and flowers.

PLEASE NOTE:

There are possible indications of cracking to parts of the property, which may suggest some structural movement. This has been reflected in the marketing price. Prospective purchasers are advised to make their own investigations and seek appropriate professional advice prior to any legal commitment to purchase.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Halifax via Burdock Way flyover and at the first set of traffic lights turn right at the junction towards Southowram. Proceed along Beacon Hill Road until reaching Bank Top. Passing the Junior and Infant school on the right hand side before continuing through to the centre of the village of Southowram. Where the property stands in a prominent position set back on the left hand side, opposite the cul-de-sac of Rustic Avenue.

TENURE:

Freehold

COUNCIL TAX BAND:

E

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

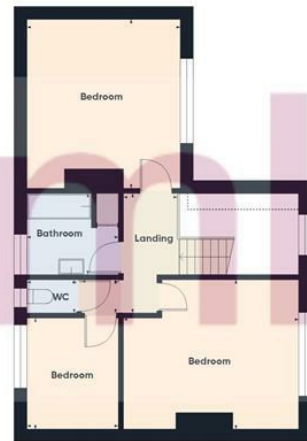
Please call our office to book a viewing on 01422 374811.







Floor 0



Floor 1

Approximate total area⁽¹⁾

143.5 m²
1544 ft²

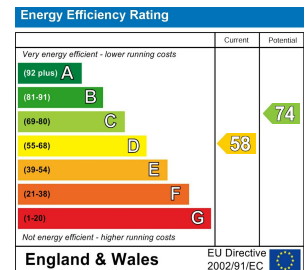
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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