



8 Poplar Crescent, Halifax, HX2 9RY  
No Onward Chain £269,500

**bramleys**



Located in a sought-after residential area, this beautifully presented four-bedroom home is the ideal setting for family life. Thoughtfully designed across two spacious floors, it offers generous living accommodation perfectly suited to both everyday living and entertaining.

At the heart of the home is a stunning open-plan kitchen and dining area—an inviting space where the whole family can come together to cook, dine, and make memories. The property also features well-proportioned rooms throughout, providing plenty of space for both relaxation and play.



Outside, the home is complemented by attractive, well-maintained gardens to the front and rear—perfect for children to enjoy or for hosting family gatherings during the warmer months. With an integral garage, off-road parking, and modern finishes throughout, this property blends style with practicality.

Offered with no upper chain, this is a fantastic opportunity for growing families looking for comfort, space, and a home to truly make their own.

## GROUND FLOOR:

### Entrance Hallway

Accessed via a uPVC external door, the hallway features wood-effect laminate flooring, a central heating radiator, and a staircase rising to the first floor.

### Lounge

14'3" max x 11'9" max (4.34m max x 3.58m max)

A generously sized reception room positioned at the front of the property, featuring a uPVC bay window with central heating radiator beneath. A granite fireplace with inset electric fire and timber surround forms an attractive focal point.

### Dining Area

11'11" x 10'4" max (3.63m x 3.15m max)

Open plan to the kitchen, the dining area includes a central heating radiator, decorative fireplace with timber mantle, and French doors opening directly to the rear garden—perfect for indoor/outdoor living and entertaining.

### Kitchen Area

17'9" x 11'11" reducing to 6'0" (5.41m x 3.63m reducing to 1.83m)

A spacious and well-fitted kitchen offering a range of matching wall and base units with solid wood block worktops and an inset ceramic sink with side drainer and mixer tap. Integrated appliances include a dishwasher, with space provided for a range-style cooker and wine cooler. Two uPVC windows offer views over the rear garden. A useful under-stair cupboard provides additional storage and an integral door gives access to the garage.



## FIRST FLOOR:

### Landing

Includes loft access and a built-in storage cupboard over the bulkhead.

### Master Bedroom

17'11" x 9'5" (5.46m x 2.87m)

A large double bedroom positioned at the front of the house, enjoying plenty of natural light from a uPVC window and warmed by two central heating radiators.

### Bedroom 2

14'10" x 12'2" max (4.52m x 3.71m max)

Another light and spacious double room, also located at the front of the property, featuring a uPVC double glazed window and central heating radiator.

### Bedroom 3

12'2" x 11'0" (3.71m x 3.35m)

A well-proportioned third double bedroom with a uPVC window overlooking the rear elevation and central heating radiator.

### Bedroom 4

8'4" x 6'4" (2.54m x 1.93m)

A single bedroom ideal for a nursery, office or dressing room, with uPVC window and central heating radiator.





### Family Bathroom

Fully tiled and fitted with a modern white three-piece suite comprising a low flush WC, pedestal wash hand basin, and a P-shaped bath with thermostatic shower over. Also includes a chrome ladder-style heated towel rail and uPVC window for natural ventilation.

### OUTSIDE:

To the front of the property is a neatly lawned garden, complemented by a tarmac driveway with a block paving border, providing off-road parking and leading to an integral garage with an up-and-over door. The garage also benefits from a side access door and houses the central heating boiler and plumbing for a washing machine, offering both storage and utility space.

The rear garden is attractively landscaped, featuring a lawn with flower borders, a pond, and a paved seating area—a private and peaceful space ideal for relaxation or entertaining.

### 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 the A629 Ovenden Road and follow the road all the way to Ovenden. Just prior to the traffic lights in Ovenden take a right hand turning onto Shay Lane by the Ron Lee garage. Proceed all the way along Shay Lane to it's conclusion. At the junction with Heathy Lane continue straight across into the continuation of Shay Lane following the road around as it becomes Holdsworth Road. Follow the road around and turn right up Riley Lane. At the bend turn left onto Illingworth Road where Poplar Crescent can be found as the second turning on the right.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band C

### 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.







Approximate total area<sup>m</sup>  
 116.6 m<sup>2</sup>  
 1255 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

