

Hogley Green Cottage, 27 Booth House Lane

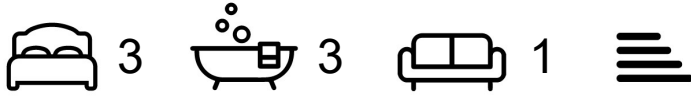
Holmfirth, HD9 2QT

A beautiful three double bedroom period cottage in this sought after location above Holmfirth with stunning views. The property was completely renovated in 2013 and remains immaculate throughout with contemporary fixtures and fittings. Briefly comprises oak framed porch, hallway, farmhouse dining kitchen, lounge and down stairs wc. To the first floor are three double bedrooms, master with ensuite and family bathroom. Three off road parking spaces and large garden and chicken run. Breathtaking.

O.I.R.O £550,000

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- THREE DOUBLE BEDROOM CHARACTER COTTAGE WITH LARGE GARDEN
- HAMLET POSITION WITH BREATHTAKING VIEWS AND OFF ROAD PARKING
- PERIOD FEATURES INCLUDING EXPOSED BEAMS AND MULLION WINDOWS
- IMMACULATELY PRESENTED THROUGHOUT WITH SOLID FUEL STOVE
- FARMHOUSE DINING KITCHEN, SEPARATE LOUNGE AND WC
- THREE LARGE BEDROOMS, MASTER WITH ENSUITE AND FAMILY BATHROOM

Entrance

Hallway

Lounge

17'9" x 12'10" (5.41m x 3.91m)

Farmhouse Kitchen

16'3" x 15'9" (4.95m x 4.80m)

WC/Cloakroom

9'0" x 7'4" (2.74m x 2.24m)

First Floor Landing

Family Bathroom

9'0" x 7'5" (2.74m x 2.26m)

Master Bedroom

15'11" x 11'4" (4.85m x 3.45m)

Ensuite

5'11" x 5'0" (1.80m x 1.52m)

Bedroom 2

Bedroom 3

14'3" x 8'6" (4.34m x 2.59m)

Parking

Garden

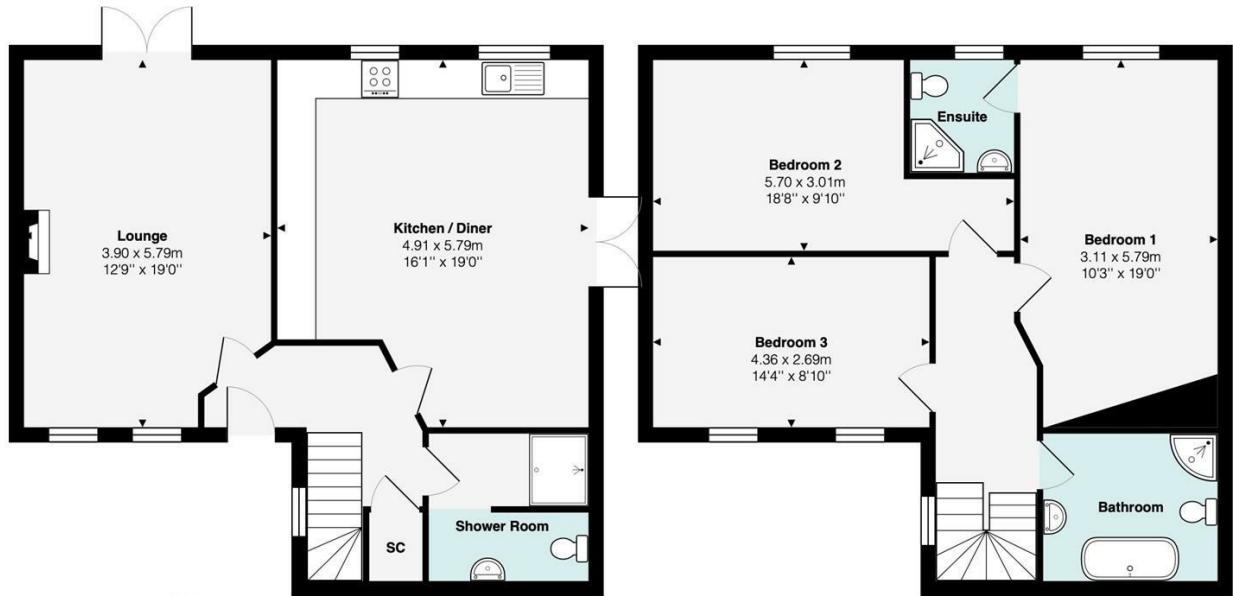


Directions

From the centre of Holmfirth take Woodhead Road towards Holmbridge and shortly after turn right onto Greenfield Road. Take a left onto Burnlee Road at Compos Fish & Chips, then after the Junior school on the right turn right onto Liphill Bank Road. This naturally leads into Booth House Lane. Continue onto Mellor Lane where the property can then be located on the left hand side shortly before Carr Lane.



Floor Plan

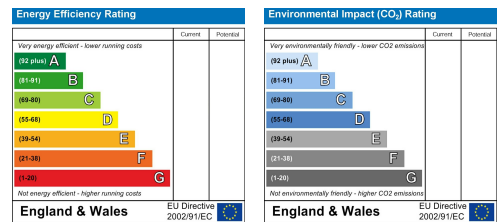


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Total Area: 124.8 m² ... 1343 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk