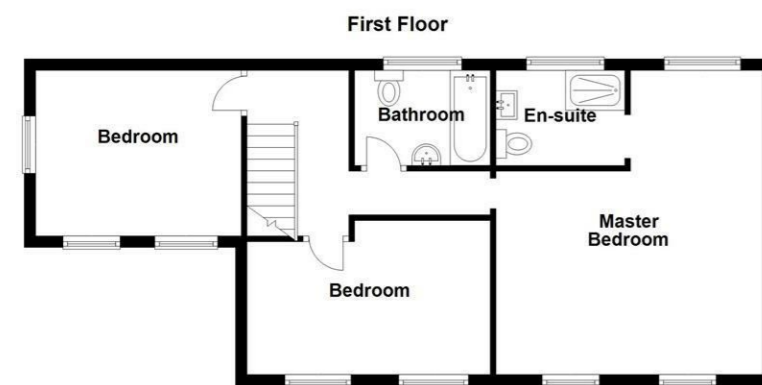
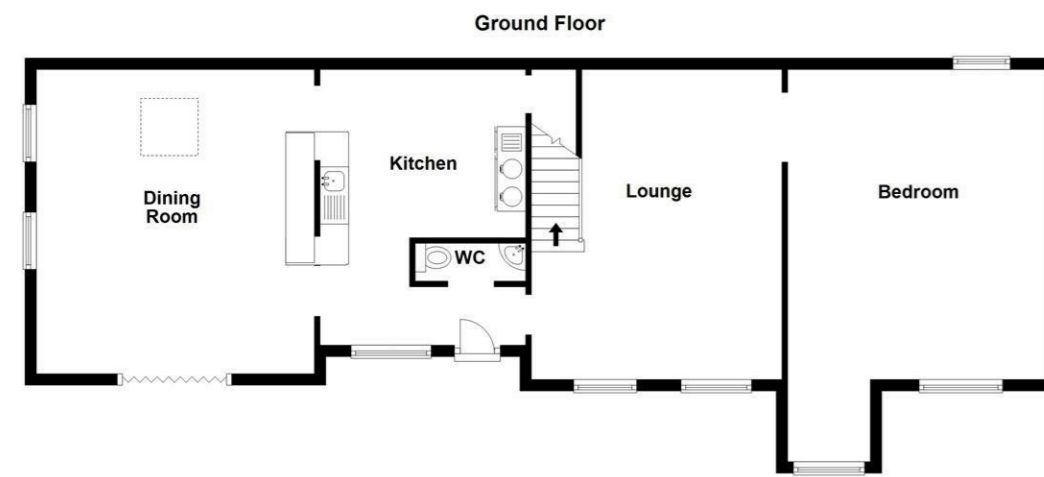


BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



For illustration purposes only, not to scale.
Plan produced using PlanUp.
21-23 Booth House Lane, Holmfirth



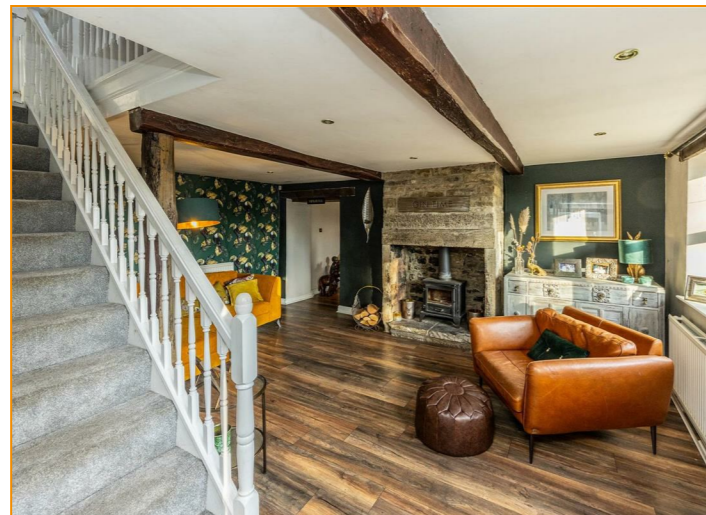
21 - 23 Booth House Lane
Holmfirth, HD9 2QT

Offers Around £750,000



sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS



Nestled in the picturesque hamlet of Booth House Lane, Holmfirth, this charming period house offers a delightful blend of traditional character and modern styling. With four well-proportioned bedrooms and two bathrooms, this property is perfect for families or those seeking space for guests.

The home boasts two inviting reception rooms, providing versatile areas for relaxation and entertainment. The spacious and flexible living arrangements allow for a variety of layouts to suit your lifestyle, whether you prefer a formal dining space or a cosy family room.

Set in a superb rural location, the property is surrounded by the stunning natural beauty of the Holmfirth countryside made famous all over the world by last of the summer wine, making it an ideal retreat for nature lovers. The extensive, enclosed gardens offer a safe and private outdoor space, perfect for children to play or for hosting summer gatherings with friends and family.

This unique home harmoniously combines traditional features with modern amenities, ensuring comfort and style throughout. If you are looking for a tranquil setting that still offers easy access to local amenities, this property is a must-see. Embrace the charm of rural living while enjoying the spacious comforts of this delightful house.

ACCOMMODATION

GROUND FLOOR

LIVING KITCHEN

LIVING AREA

20'8" x 15'5" max

Enjoying excellent levels of natural light via the b-folding doors and lightwell. There is a traditionally styled log burner and exposed stone detail around the chimney breast. This social area extends into the kitchen space and there are two uPVC double glazed windows which take in views over the surrounding countryside.

KITCHEN AREA

11'9" x 9'6"

With a wrap round island providing a sociable focal point between the sitting area and the kitchen. There is an Aga style range cooker, provision for an American style fridge freezer, an inset sink unit with mixer tap and plumbing for a washing machine.

WALK-IN PANTRY

6'2" x 4'7"

Useful storage area with a tiled floor covering.

LOBBY

6'2" x 5'6"

Accessed via a uPVC double glazed, Nordic grey style front door.

CLOAKROOM.WC

With a vanity hand wash basin, low flush wc and tiled splashback.

LOUNGE

17'8" x 13'9"

With two central heating radiators, two timber framed double glazed windows overlooking the garden and an attractive stone feature fireplace, exposed beams on display.

BEDROOM/2ND SITTING ROOM

17'8" x 14'9"

Currently used as a bedroom. With antique oak style laminate flooring, decorative stone feature fireplace in an inglenook style, central heating radiator and additional office area.

OFFICE AREA

5'2" x 4'7"

Which has a timber framed, double glazed door allowing access to the exterior of the property.

FIRST FLOOR

LANDING

9'6" x 5'10"

With laminate floor covering, central heating radiator, skylight to the roof slope, spindles and balustrade on display.

MASTER BEDROOM

17'8" x 12'9" to the robe

Fitted with four double robes with a range of hanging and shelving, laminate floor covering in a traditional wood effect, three central heating radiators and two timber framed, double glazed windows to the front and one to the rear, all enjoying an attractive aspect.

EN SUITE SHOWER ROOM

7'2" x 4'11"

With a double shower cubicle with a main rainfall shower head and an additional hand held shower attachment, low flush wc, vanity hand wash basin, Velux skylight, complementary tiled splashbacks and a composite black heated towel rail.

BEDROOM 2

14'1" x 9'2"

With attractive traditional beams on display, two timber framed, double glazed windows, full height ceiling and a central heating radiator.

BEDROOM 3

11'9" x 9'10"

The flue from the ground floor log burner extends through this room, providing a contemporary feature, laminate floor covering, timber framed, double glazed windows to the front elevation and two uPVC double glazed windows to the gable end from which distant views can be enjoyed.

OUTSIDE

Extensive, largely lawned gardens to the front of the property with a gated access leading to a long sweeping driveway which provides space for secure parking for a number of vehicles.

COUNCIL TAX BAND E

TENURE

We understand that the property is a freehold arrangement, further details can be obtained during the conveyancing process.

USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

