

22 Booth House Lane,
Holmfirth HD9 2TL

OFFERS IN THE REGION OF
£200,000



A SPACIOUS THREE STOREY STONE WEAVERS COTTAGE REQUIRING RENOVATION AND MODERNISATION BUT AFFORDING VERSATILE TWO/THREE BEDROOM ACCOMMODATION WITH ELEVATED VIEWS ON THE EDGE OF HOLMFIRTH.

FREEHOLD / COUNCIL TAX BAND: C / EPC: AWAITING

PAISLEY
PROPERTIES

ENTRANCE PORCH 11'1 x 6'0 apx



You enter the property through a Upvc double glazed entrance door to the front, this is a useful utility space having terracotta tiled flooring, Upvc double glazed window and internal door to kitchen.

DINING KITCHEN 17'2 x 17'3 apx



A most spacious room positioned to the front of the property and offering potential living and dining space having fitted units, inset stainless steel sink unit, tiled flooring, exposed beams to ceiling, stone fireplace housing a Raeburn range, Upvc double glazed windows to the front and rear elevations and open tread staircase leading up to first floor.



FIRST FLOOR LANDING



Having useful storage cupboard, doors to living room/bedroom and wet room and turned staircase leading to second floor.

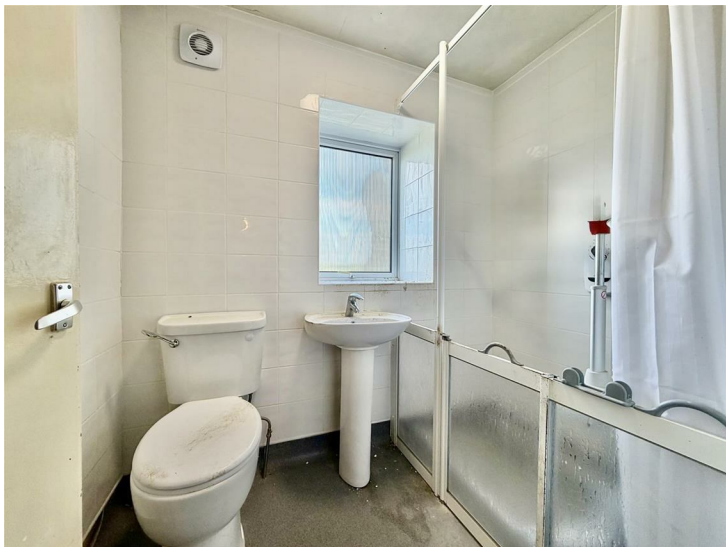
LIVING ROOM/BEDROOM THREE 17'6 x 10'5 apx



A good sized room positioned to the front of the property and useable as both a living space or bedroom depending on requirements, having exposed ceiling beams and Upvc double glazed windows to front and side elevations affording far reaching views of the Holme valley.



WET ROOM 5'2 x 7'1 apx



Being positioned to the side and fitted with a white suite with wet style flooring and tiled surround comprising a low level w.c, pedestal hand wash basin, fitted Mira electric shower unit and frosted window.

SECOND FLOOR LANDING



A turned staircase leads up to the top floor landing with further useful storage cupboards and access to two further bedrooms.

BEDROOM ONE 18'1 x 9'5 maximum



A very generous double bedroom offering the potential to split in two if required (subject to relevant permissions) having double glazed windows to the front and side elevations again with far reaching valley views.



BEDROOM TWO 11'8 x 8'3



Positioned to the front this is a well proportioned double bedroom with double glazed window to the front elevation.

EXTERNAL FRONT AND SIDE



The property enjoys garden areas to the front and side with stone boundary wall and front access gate which require cultivation but offer tremendous further potential. We understand the property also includes a small piece of land opposite (as coloured purple on the plan) offering potential for further garden space or storage.



PARKING

On street (no permit required) parking is available nearby.

VIEWS



The property enjoys far reaching elevated views across the Holme valley.

***MATERIAL INFORMATION**

TENURE:

Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Band D

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

On street

DISPUTES:

There have not been any neighbour disputes

RIGHTS OF WAY:

We are advised that there are no rights of way.

BUILDING SAFETY:

There have not been any recent structural alterations to the property. Buyers advised to enquire regarding historic works or alterations.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains sewerage

Electricity - Mains

Heating Source - Mains Gas

Broadband - TBC

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

AGENTS NOTE

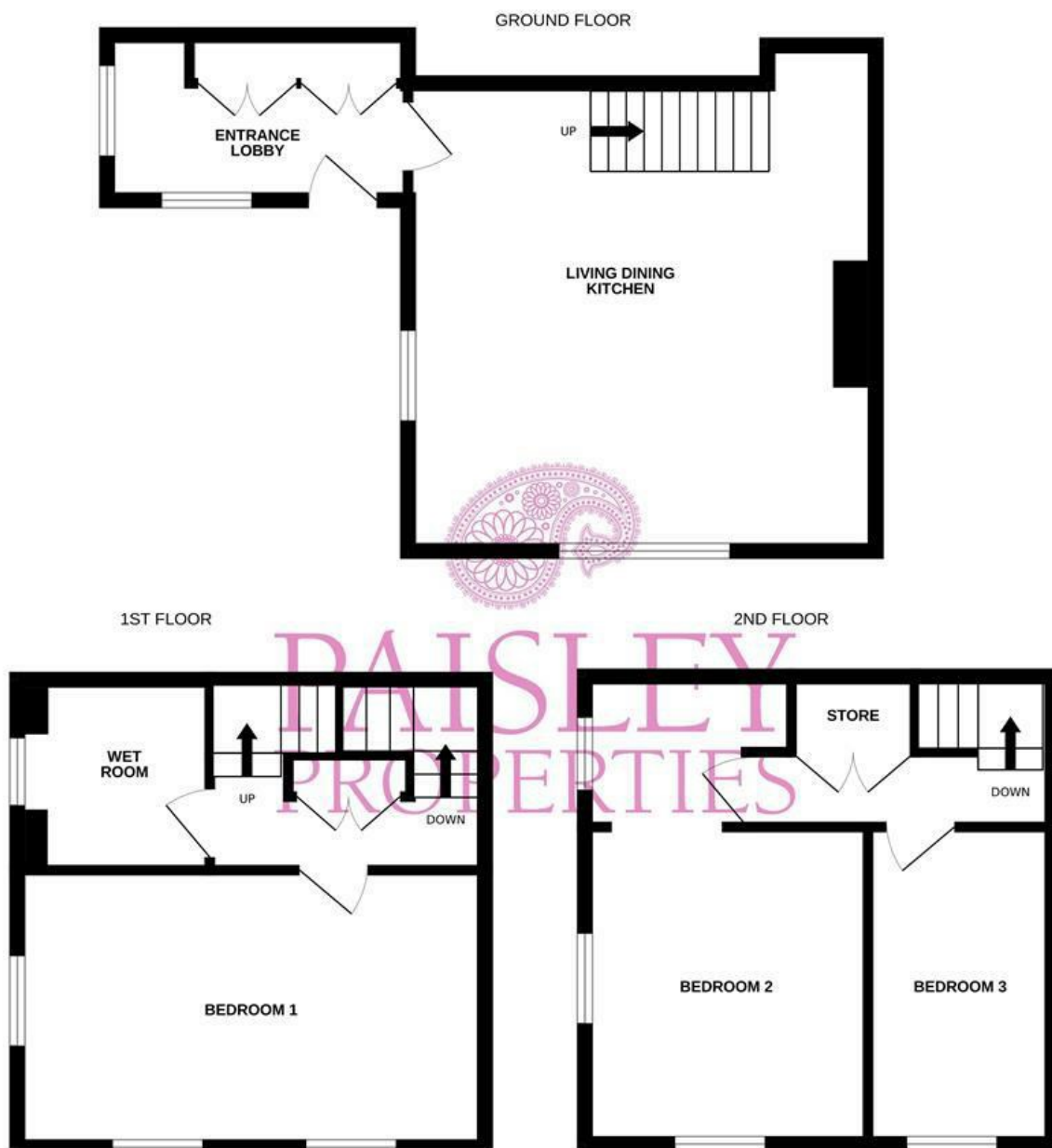
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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