



61 Bishops Way  
Meltham | Holmfirth | West Yorkshire | HD9 4BW

FINE & COUNTRY



# 61 BISHOPS WAY



*Occupying a delightful tucked away position, set within generous gardens approaching  $\frac{1}{4}$  of an acre, sympathetically extended and modernised resulting in a stunning 5 bedroom detached family home.*



The property offers spacious versatile accommodation, the ground floor enjoying a generous lounge and an impressive living kitchen which forms the hub of the home and opens directly onto the rear garden. To the first floor there are 5 double bedrooms, two with en-suite facilities whilst the external provides ample parking, a double garage, and privately enclosed gardens.

Situated within a short walk of the town centre being well served by local facilities whilst glorious open countryside is easily accessible resulting in the most idyllic of external lifestyles. Holmfirth can be reached within a short drive as can Huddersfield town centre with the M62 ensuring convenient access throughout the region and beyond.



# KEY FEATURES

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An entrance door opens directly to the reception hall which has an oak spindle staircase to the first floor level with storage cupboard beneath. Off the hallway access is gained to a family room which offers versatile accommodation, a window to the front commanding a pleasant outlook.

The lounge offers generous proportions, a walk in bay window to the front commanding a pleasant outlook inviting good levels of natural light indoors. A feature fireplace is home to a living flame gas fire and has an inset granite hearth and backcloth. Internal oak doors provide access through to the living kitchen.

The living kitchen forms the hub of the home, offers expansive proportions with inset spot lighting to the ceiling, contemporary styled radiators and a wood burning stove which sits on a granite plinth. Presented with a comprehensive range of modern furniture comprising base cupboards and pan drawers which sit beneath a granite work surface that incorporates a five ringed gas burner with a glass splash back and extractor canopy over whilst wall mounted cupboards have L.E.D. under lighting. A substantial centrally positioned island has a granite surface incorporating a drainer and an inset one and half bowl stainless steel sink unit with a mixer tap over and extends to form a three seater breakfast bar with wine rack, wine cooler and storage cupboards beneath incorporating a dishwasher. Further appliances include twin Neff ovens and a larder style fridge freezer. French doors open directly onto a decked seating area whilst patio doors open to the conservatory which has windows to three elevations commanding a delightful outlook over the garden.

The utility has a door opening onto the rear garden, is home to the boiler and is presented with furniture comprising base and wall cupboards with a work surface that incorporates a stainless steel single drainer sink unit. This room has plumbing for an automatic washing machine, space for a dryer whilst gaining access to the garage, cloakroom, and study.

The cloakroom is presented with a modern two piece suite finished in white, has a heated towel radiator and an opaque window.

The home office has a window overlooking the rear garden.

































# KEY FEATURES

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## First Floor

The landing has an airing cupboard housing the hot water cylinder tank.

The principal bedroom suite is situated to the front aspect of the property, large windows commanding a pleasant outlook. There are built in wardrobes to the expanse of one wall and an en-suite shower room which is presented with a three piece suite.

The second bedroom is positioned to the rear elevation of the house, has two windows overlooking the garden and a wet room style en-suite shower room presented with a three piece suite having complimentary tiling to the walls and floor.

To the remainder of the first floor there are three further double bedrooms; a rear facing room with built in double wardrobes and windows overlooking the gardens. Two double bedrooms to the front each commanding a delightful outlook offering a glimpse of the moors above Meltham and beyond.

The family bathroom is presented with a modern three piece suite finished in white comprising a low flush W.C, a pedestal wash hand basin and a bath with a shower over. The room has partial tiling to the walls, a contemporary styled radiator and an opaque window.





















# KEY FEATURES

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## Externally

The property occupies a generous tucked away position, the grounds extending to approximately 0.2 of an acre. A substantial driveway to the front providing off road parking for several vehicles whilst giving access to the double garage. To either side of the drive there are gardens mainly laid to lawn, one quite substantial with established trees and a stone walled border. To the rear aspect of the house is a generously proportioned enclosed garden set within a fenced boundary, the garden split into two separate lawned areas with established flowerbeds, a decked seating terrace and an additional patio area.

## Double Garage

An integral double garage with two up and over entrance doors, power, and lighting.







# LOCATION

Meltham is a charming village town located in the Holme Valley; only 6 miles from The Peak District National Park boasting a wonderful community spirit and surrounded by glorious open countryside. Whilst boasting this most idyllic of rural settings the area is highly commutable surrounded by major commercial centres. The village boasts a vast array of shops ranging from small gift and clothes shops to a butchers, hairdressers and Morrisons supermarket.

Located within a 5 minute drive is one of West Yorkshires most famous market towns: Holmfirth, perhaps best famed for its 'Last of the Summer Wine' scenery and pioneering film making history attracts thousands of tourists each year. This popular 13th Centaury town boast a bus station, and a bustling centre presenting shops from small gift and clothes shops to supermarkets and a farmers market along side traditional pubs, bars and restaurants as well as it's very own Vine Yard / restaurant, leisure centre and Picturedrome.









# INFORMATION

## Additional information

A Freehold property with mains electricity, gas, water, and drainage. Fixtures and Fittings by separate negotiation.

Council Tax Band – F.

## Directions

From the centre of Meltham proceed on Huddersfield Road before turning right onto Bishops Way. Follow the road to the end of the street where the property will be found tucked away in a small cul-de-sac to the right.

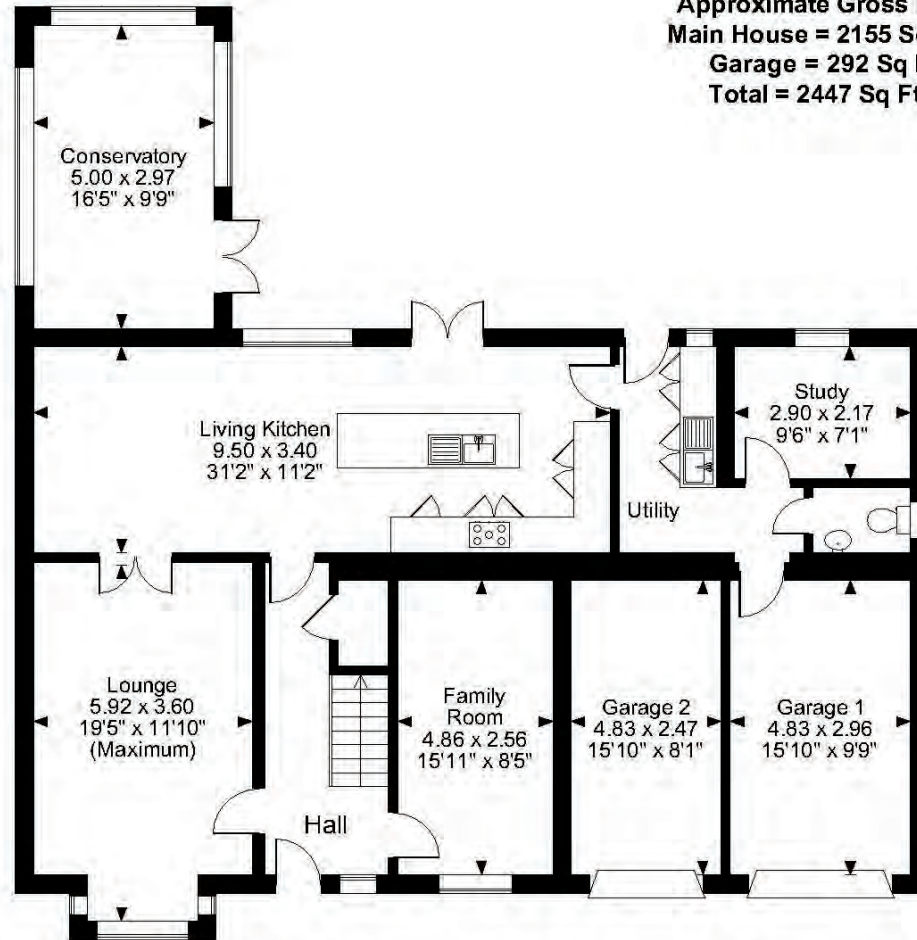
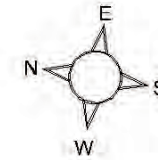


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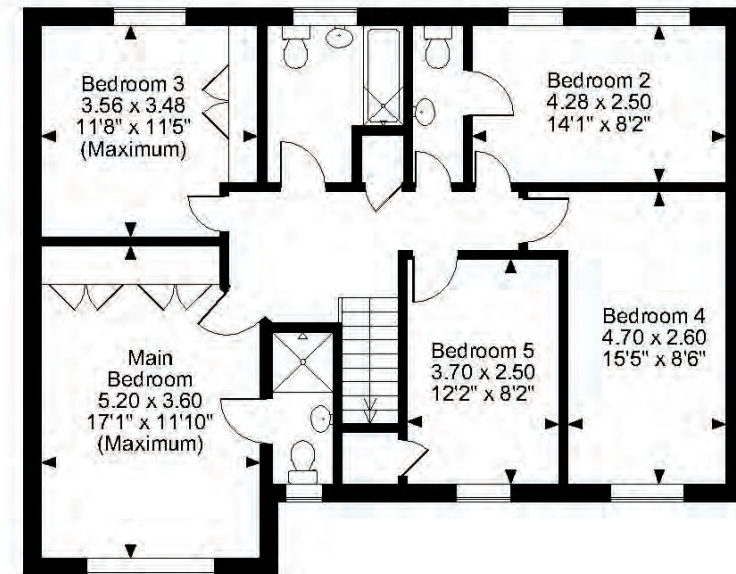
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**Meltham, Holmfirth**  
**Approximate Gross Internal Area**  
**Main House = 2155 Sq Ft/200 Sq M**  
**Garage = 292 Sq Ft/27 Sq M**  
**Total = 2447 Sq Ft/227 Sq M**



**Ground Floor**

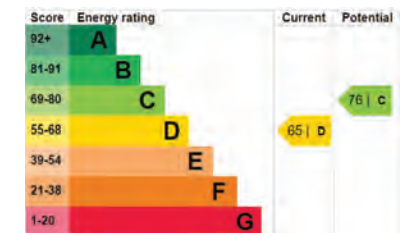


**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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