

105 Roebuck Ridge, Jump, Barnsley S74 0LU



A modern and stylish three bedroom semi detached home which is located on this quiet cul-de-sac in Jump. Perfect for families with space in mind, this home has been lovingly maintained and improved and includes a stunning gym/office/studio which has been converted from the former garage. With highlights including a conservatory with under floor heating, off road parking, landscaped garden to the rear and modern fittings throughout. Positioned off the Dearne Valley Parkway, this is perfect for the commuter giving easy access to Barnsley, Sheffield, Manchester and beyond and is close to a large retail park, supermarkets and parks. In brief, the property comprises; Entrance hallway, downstairs wc, spacious lounge, dining kitchen with modern fittings and a conservatory. To the first floor there is a landing area, three good sized bedrooms and a bathroom. Outside, there is a small garden and off road parking to the front with a secure gated entrance leading to the rear garden. To the rear, there is a landscaped garden with patio, lawn and surrounding trees. The former garage has been converted to a useful utility room, storage area and gym/office with two rooms creating an abundance of possibilities for the discerning purchaser – it really is a must see! A viewing is highly advised to appreciate the accommodation on offer – Contact Archers Estates to book your viewing today!

- SEMI DETACHED HOME
- GYM/OFFICE CONVERSION – A MUST SEE
- LANDSCAPED REAR GARDEN

- THREE BEDROOMS
- CONSERVATORY TO REAR
- CUL-DE-SAC LOCATION

- MODERN AND STYLISH DECOR
- EASY ACCESS TO M1 MOTORWAY
- PERFECT FAMILY HOUSE

£160,000



GROUND FLOOR ACCOMMODATION

ENTRANCE HALLWAY

Access to the property is gained through a front facing wooden/double glazed entrance door which leads to the hallway. Having laminate flooring, a radiator, staircase rising to the first floor accommodation and doors leading to the downstairs wc and lounge.

DOWNSTAIRS WC

A great addition to a family house having a low flush wc, half pedestal wash basin, radiator, front facing upvc double glazed window and laminate flooring.

LOUNGE

A spacious L-shaped lounge which has a front facing upvc double glazed window, a radiator and laminate flooring. With ample space for a large seating arrangement. A door leads to the dining kitchen.

DINING KITCHEN

A good sized room perfect for entertaining! Having fitted modern styled wall and base units providing plenty of storage options and a laminated work surface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There is an integrated electric oven and space for a dishwasher and freestanding fridge and freezer unit. There is a rear facing upvc double glazed window overlooking the garden, a radiator, laminate flooring, a useful under stairs storage cupboard and upvc double glazed French doors lead to the conservatory. The boiler is housed in the kitchen area.

CONSERVATORY

A fantastic and versatile addition to the house, having upvc double glazed windows bringing much light into the area, side facing upvc double glazed French doors leading to the garden and laminate flooring.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING AREA

A staircase ascends from the ground floor and leads to the landing area, which has a side facing upvc double glazed window enjoying far reaching views, wooden banister rail and doors to all rooms on this level. A loft hatch gains access to the roof space, which is half boarded and accessed via a drop down ladder.

MASTER BEDROOM

A spacious double sized room which has a front facing upvc double glazed window, radiator, laminate flooring and useful fitted wardrobes which match the furnishings (which can be included in the sale).

BEDROOM TWO

Another double sized room which has a rear facing upvc double glazed window overlooking the garden, a radiator, fitted wardrobes and laminate flooring.

BEDROOM THREE

The third bedroom is a large single sized room which has a front facing upvc double glazed window, radiator, laminate flooring and a cupboard which houses the water cylinder.

BATHROOM

Having a modern styled suite comprising of a panelled bath with mixer shower above, pedestal wash basin and low flush wc. With vinyl flooring, a radiator, partially tiled walls and a rear facing upvc double glazed window.

OUTSIDE

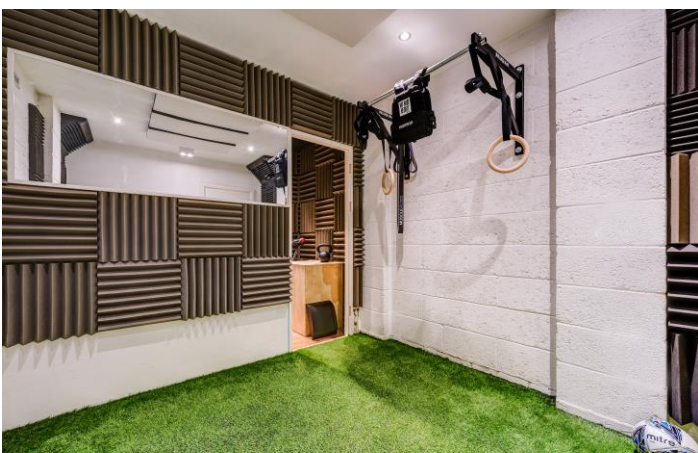
To the front of the house there is a small lawn area and off road parking with a secure gated entry to the rear garden. To the rear, there is a beautifully landscaped private garden which is larger than most on the estate with wooden decked area, pebbled area and a large lawn with surrounding fence backing onto woodland and open fields. There is also a Keter garden shed included in the sale which is levelled onto a concrete base.

OUTBUILDING

Converted from the former garage, this useful and versatile outbuilding has a utility room with plumbing and space for a stacked washing machine/tumble dryer and two further rooms which could be used as a gym, office/study or studio and has power and lighting, a 3G astro turf setup perfect for technical football practice and has partially sound proofed walls. To the front of the building there is a storage area with up and over door for easy access.

TENURE

We have been informed the property is of Freehold tenure.



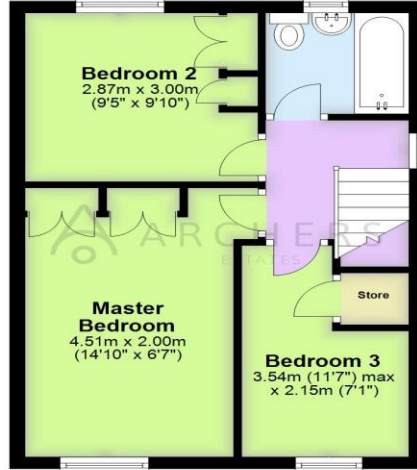
Ground Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



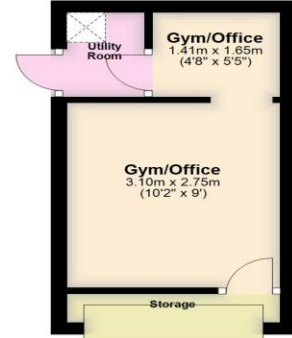
First Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



Outbuilding

Approx. 14.3 sq. metres (153.6 sq. feet)



Total area: approx. 95.7 sq. metres (1030.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

105 ROEBUCK RIDGE, BARNSELY

EPC RATING C



ARCHERS

ESTATES

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