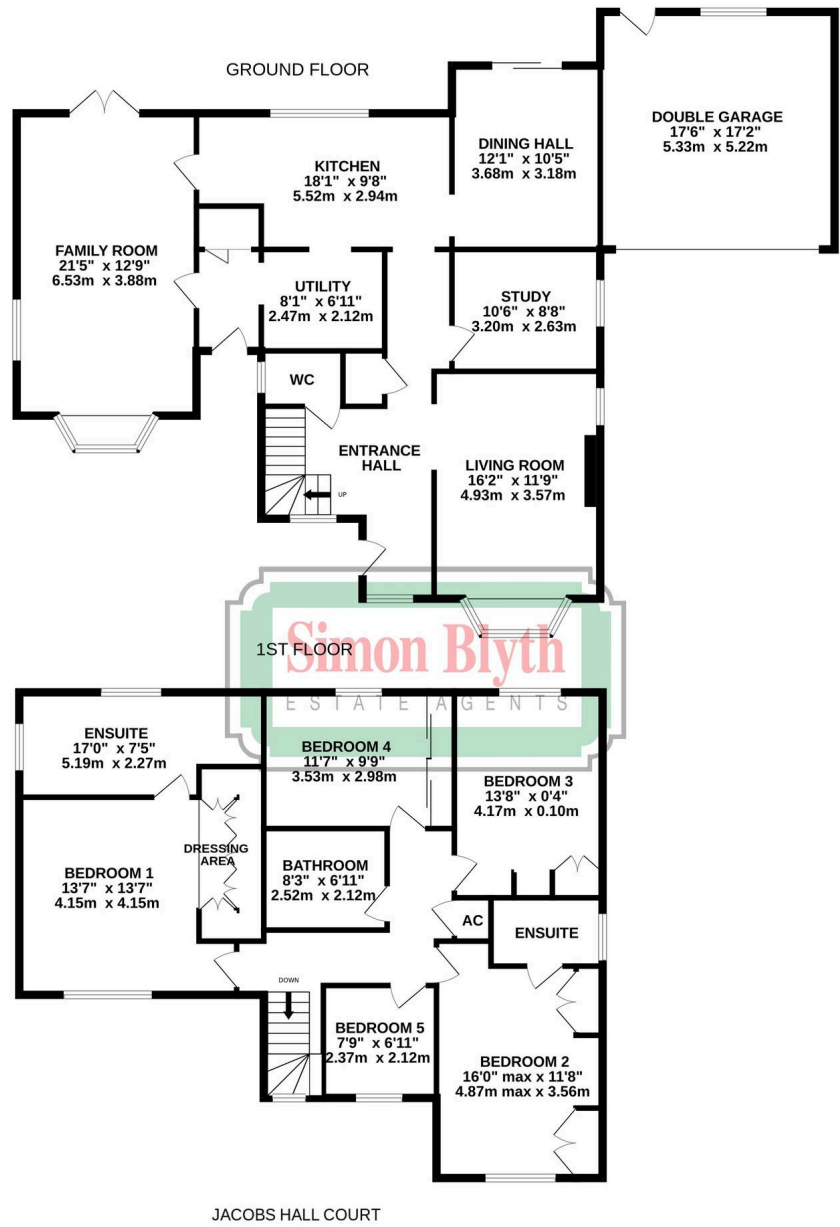




Jacobs Hall Court, Darton, S75 5LY

Barnsley

In Excess of **£475,000**



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Jacobs Hall Court

Darton, Barnsley

AN IMPRESSIVE AND SIGNIFICANTLY EXTENDED FIVE-BEDROOM DETACHED FAMILY HOME OFFERING A WEALTH OF VERSATILE BEDROOM AND RECEPTION SPACE IN A TRADITIONAL TWO-STORY CONFIGURATION IN A GENEROUS PLOT WITH OFF STREET PARKING AND DOUBLE GARAGE. IDEALLY SITUATED CLOSE TO THE M1 MOTORWAY WITH MANY AMENITIES LOCALLY AND THE HOME IS OFFERED TO THE MARKET WITH THE ADVANTAGE OF NO UPPER VENDOR CHAIN.

Council Tax band: F

Tenure: Freehold

- SIGNIFICANTLY EXTENDED
- FIVE-BEDROOMS
- DETACHED FAMILY HOME
- GENEROUS PLOT
- TWO EN-SUITES
- DOUBLE GARAGE
- VERY WELL PRESENTED THROUGHOUT
- SPACIOUS



ENTRANCE HALL

Entrance gained via uPVC and obscure glazed door into entrance hallway. A generous entrance hallway in a L shaped configuration with two ceiling lights, coving to the ceiling, storage cupboard with hanging space, central heating radiator and staircase rising to first floor with uPVC double glazed window to front. Here we gain entrance to the following rooms;

DOWNSTAIRS W.C

Comprising of a two-piece suite in the form of; close coupled W.C, pedestal basin with chrome taps over, ceiling light, part tiling to walls, tiled floor, central heating radiator and obscure uPVC double glazed window to side.

LIVING ROOM

16' 2" x 11' 9" (4.93m x 3.57m)

A front facing reception space with uPVC double glazed bay window to front and additional uPVC double glazed window to side. The main focal point of the room being a coal effect gas fire. There are inset ceiling spotlights, two wall lights, coving to the ceiling and central heating radiator.



BREAKFAST KITCHEN

18' 1" x 9' 8" (5.52m x 2.94m)

A modern breakfast kitchen with a range of wall and base units in a high gloss ivory with contrasting wood effect laminate worktops, tiled splashback's and is complimented by a tiled floor. Integrated appliances in the form of; Neff electric oven and grill with plate warmer and matching Neff induction hob with glass splashback and Neff extractor fan over. Integrated full height fridge and full height freezer, integrated dishwasher and one and half bowl stainless steel sink with chrome mixer tap over and instant hot water tap. There is also a breakfast bar peninsula, inset ceiling lights, further under cupboard lighting and natural light is gained via uPVC double glazed window to rear. A door then leads through to the utility.

UTILITY

8' 1" x 6' 11" (2.47m x 2.12m)

With a continuation of the wall and base units in a high gloss with wood effect laminate worktops and tiled splashbacks and a continuation of the stone tiled floor. There are inset ceiling lights, central heating radiator, plumbing for a washing machine, space for a tumble dryer and stainless-steel sink with chrome mixer tap over.

ADDITIONAL ENTRANCE

Additional entrance hallway this now forms part of the double storey extension to the home with separate uPVC and obscure glazed door giving entrance to the front of the house and built in cupboard.





FAMILY ROOM

21' 5" x 12' 9" (6.53m x 3.88m)

Excellent portioned reception space with natural light in abundance via uPVC double glazed bay window to front, uPVC double glazed window to side and twin French doors in uPVC to rear. There are inset ceiling lights, coving to the ceiling, two central heating radiators, built in cupboard space and a continuation of the stone tiled floor.

DINING HALL

12' 1" x 10' 5" (3.68m x 3.18m)

With ample room for a dining table and chairs this versatile reception space could indeed be a playroom or indeed further bedroom space if so desired. There are ceiling lights, coving to the ceiling, central heating radiator and uPVC double glazed sliding door giving access to rear garden.

STUDY

10' 6" x 8' 8" (3.20m x 2.63m)

A further versatile space currently used as a home office but is ample sized to be further sleeping quarters or reception space if so desired. There are ceiling strip lights, central heating radiator and uPVC double glazed window to side.

FIRST FLOOR LANDING

From the entrance hallway a staircase rises and turns to the first-floor landing with three ceiling lights, airing cupboard housing the hot water tank, central heating radiator and access to loft via a hatch. Here we gain entrance to the following rooms.



BEDROOM ONE

13' 7" x 13' 7" (4.15m x 4.15m)

A superb principal suite forming part of the double story extension to the home. To the front is a generous sleeping area with built-in cupboards, inset ceiling lights, coving to the ceiling, central heating radiator and uPVC double glazed window to front. The room has built-in wardrobes, dressing area with additional loft hatch and ensuite bathroom.

EN SUITE BATHROOM

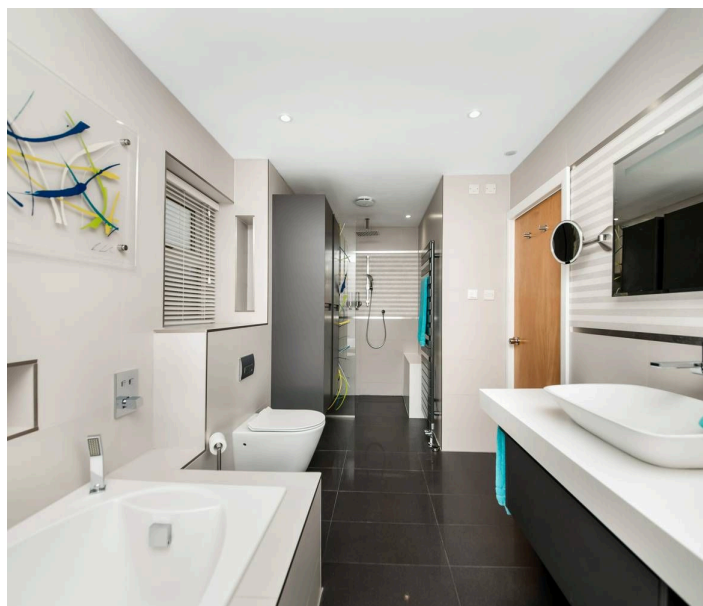
17' 0" x 7' 5" (5.19m x 2.27m)

A luxury en suite bathroom of excellent proportions and boasting a five-piece white sanitary ware suite in the form of; twin basins each with chrome mixer tap over, low level W.C, bath with chrome mixer tap and shower attachment and separate walk-in shower with mains feed chrome mixer shower within and handheld attachment. There are inset ceiling lights, part tiling to walls, tiled floor, two extractor fans, towel rail / radiator and uPVC obscure double-glazed windows to rear and side.

BEDROOM TWO

16' 0" x 11' 8" (4.87m x 3.56m)

The original principal bedroom when the home was first built prior to the extension and offers generous sleeping quarters with two separate built in wardrobes and dressing area. There is a ceiling light, coving to the ceiling, central heating radiator and uPVC double glaze window to front with views over neighbouring properties.





EN SUITE

Comprising of a three-piece white suite in the form of close coupled W.C, basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling lights, extractor fan, full tiling to walls and floor, chrome towel rail / radiator and obscure uPVC double glazed window to side.

BEDROOM THREE

Double bedroom with vanity unit, built in wardrobes, ceiling light, coving to the ceiling, central heating radiator, and uPVC double glazed window to rear.

BEDROOM FOUR

11' 7" x 9' 9" (3.53m x 2.98m)

Double bedroom with built in wardrobes, ceiling light, coving to the ceiling, central heating radiator, and uPVC double glazed window to rear.

BEDROOM FIVE

7' 9" x 6' 11" (2.37m x 2.12m)

Currently used as a study with built in furniture, there is a ceiling light, central heating radiator and uPVC double glazed window to front.

HOUSE BATHROOM

Comprising of a three-piece modern white suite in the form of close coupled W.C, basin sat within vanity unit with chrome mixer tap over, bath with chrome mixer tap and shower attachment. There are inset ceiling lights, extractor fan, full tiling to walls and floor and chrome towel rail / radiator.





GARDEN

Outside To the front of the home is a lawned garden space with perimeter dry stone walling and additional fenced low maintenance gravelled area with path and perimeter fencing. To the rear is a lawned garden with perimeter flower beds containing various plants, shrubs and trees with fencing and flagged patio areas and personal door from the garage to the garden. A timber gate gives access to the side of the home where there is a planting area. To the side of the home is a tarmacked driveway providing off street parking for numerous vehicles leading to attached double garage with remote control operated roller shutter door under a pitched roof offering eves storage, EV charging point with personal door to rear and uPVC double glazed window. This offers off street parking, storage or indeed scope for additional conversion given necessary planning and consents.





ADDITIONAL INFORMATION

The EPC Rating is C-71 and we are informed by the vendor that the property is

Freehold

COUNCIL TAX BAND

F

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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