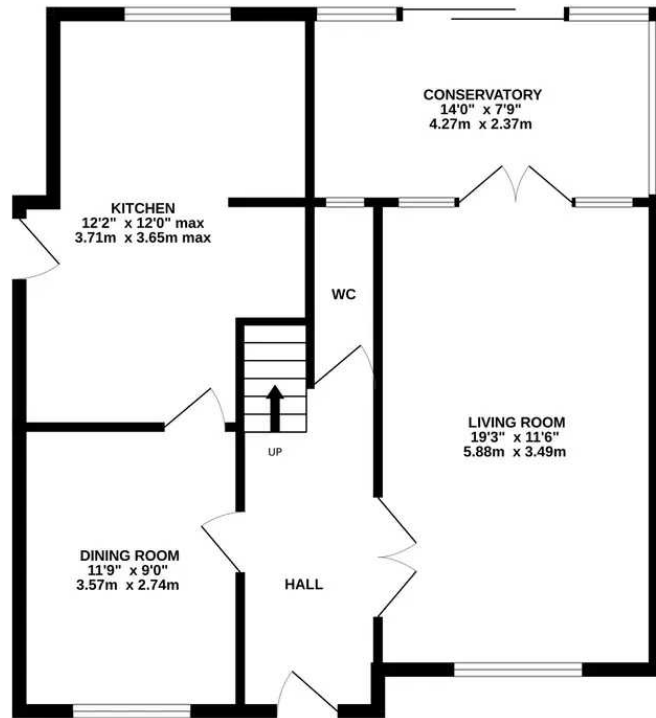




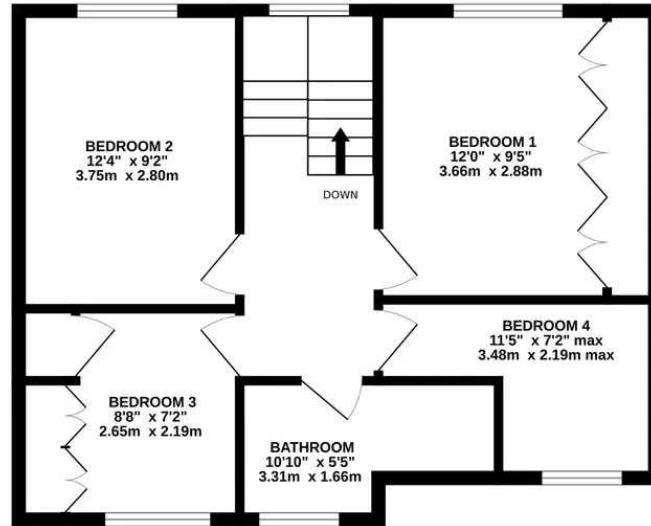
**Rosebank House, 5, Quarry Close, Darton**  
Barnsley

Offers in Region of **£375,000**

GROUND FLOOR



1ST FLOOR



GARAGE



QUARRY CLOSE

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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## Rosebank House, 5, Quarry Close

Darton, Barnsley

Council Tax band: D

Tenure: Freehold

- FOUR BEDROOMED EXTENDED DETACHED FAMILY HOME
- SUPERB CORNER PLOT POSITION
- END OF A CUL-DE-SAC
- NO UPPER VENDOR CHAIN
- GREAT POTENTIAL FOR FURTHER EXTENSION
- GARDENS TO THREE SIDES
- OFF STREET PARKING
- IMPRESSIVE DOUBLE GARAGE



### **ENTRANCE**

Entrance gained via uPVC and obscure glazed door into the entrance hallway.

### **ENTRANCE HALLWAY**

A generous entrance hallway with two ceiling lights, coving to the ceiling, central heating radiator and staircase rising to the first floor. Here we gain entrance to the following rooms.

### **DOWNSTAIRS W.C**

Comprising a two piece white suite in the form of close coupled W.C. and basin sat within a vanity unit with chrome mixer tap over. There is ceiling light, tiled floor and single glazed timber and obscure glass window with secondary glazing system through to the conservatory.

### **LIVING ROOM**

An excellently proportioned principal reception space, with the main focal point being a coal effect gas fire sat within an ornate surround. There are two ceiling lights, coving to the ceiling, two central heating radiators and uPVC double glazed window to the front. Twin French doors in uPVC with matching glazed side panel lead through to the conservatory.



### **CONSERVATORY**

An addition to the home offering further flexible reception space, with aluminium double glazed windows to two sides overlooking the fabulous garden and further sliding door giving access out.

### **DINING ROOM**

Accessed from the entrance hallway, this versatile reception space has ample room for dining table and chairs. There is ceiling light with ceiling rose, coving to the ceiling, central heating radiator and uPVC double glazed window to the front. A timber and glazed door leads through to the kitchen.

### **KITCHEN**

Forming part of the single storey extension to the home, there is ample room for breakfast table and chairs. The kitchen itself has a range of wall and base

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## GARDEN

To the front of the home is a tarmacked driveway providing off street parking, with an iron gate opening onto a further driveway which continues to the side of the property and in turn reaches the rear garden and double garage. There is also a gravelled hard standing to the front of the home, ideal for extra vehicles including caravan or similar. The driveway leads to the double garage, impressive in size with a remote control operated sectional door which can provide off street parking or a superb storage space, there is also a uPVC double glazed window to the side. The home enjoys a fantastic corner plot position and has extensive gardens to the rear and side, predominantly lawned this is interspersed with raised planting areas containing an abundance of various plants, shrubs and trees and has space for a shed. The plot offers great opportunity for further extension or possible build of a detached garage, given the necessary planning and consents.









## Simon Blyth Estate Agents

Template to use

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Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
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