



48 Roebuck Ridge

Jump, BARNSELEY, S74 0LJ

£210,000



A well-presented three-storey townhouse offering generously proportioned rooms across three levels. This home features an integral garage, three bedrooms—two with en-suites—a spacious dining kitchen, and a lounge with stunning views and ample natural light. Additional benefits include garage and parking. Conveniently located close to transport links and Junction 36 of the M1 motorway, making it ideal for commuters.

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GROUND FLOOR

Entrance Hall

A welcoming hall which has access to all ground floor rooms.

Bedroom Three

An adaptable room set at the rear of the property having double glazed window and central heating radiator.

Utility Room

A convenient room with under counter units and work surface matching those found in the kitchen. There is a stainless steel sink with mixer tap and space & connections for two under counter appliances, the current appliances may be included subject to negotiation. An external door gives access to the rear garden.

Shower Room

Having a white suite comprising low flush WC, hand basin and shower cubicle with folding door and mains fed shower unit, there is also a central heating radiator.

Integral Garage

FIRST FLOOR

Landing

Lounge

A spacious front facing reception room benefitting from Juliet balcony, central heating radiator and double glazed window.

Dining Kitchen

A well lit, modern dining kitchen enjoying a range of modern wall and base units and work surface, which in turn accommodates a sink with mixer tap. fully integrated appliances. Set adjacent is a dining area benefitting from a central heating radiator and two double glazed windows.

SECOND FLOOR

Landing

Bedroom One

A generously proportioned double bedroom with views reaching south east towards Hoyland and Tankersley. There are two double glazed windows, central heating radiator and cupboard containing the water cylinder.

En-Suite Shower Room

Benefiting from a white suite comprising low flush WC, wash basin and shower cubicle with mains fed shower unit, with half height tiling to one wall and central heating radiator additionally.

Bedroom Two

A front facing double bedroom having two double glazed windows and central heating radiator.

En-Suite Bathroom

Having a white suite comprising low flush WC, wash basin and bath, with half height tiling to two walls and central heating radiator.

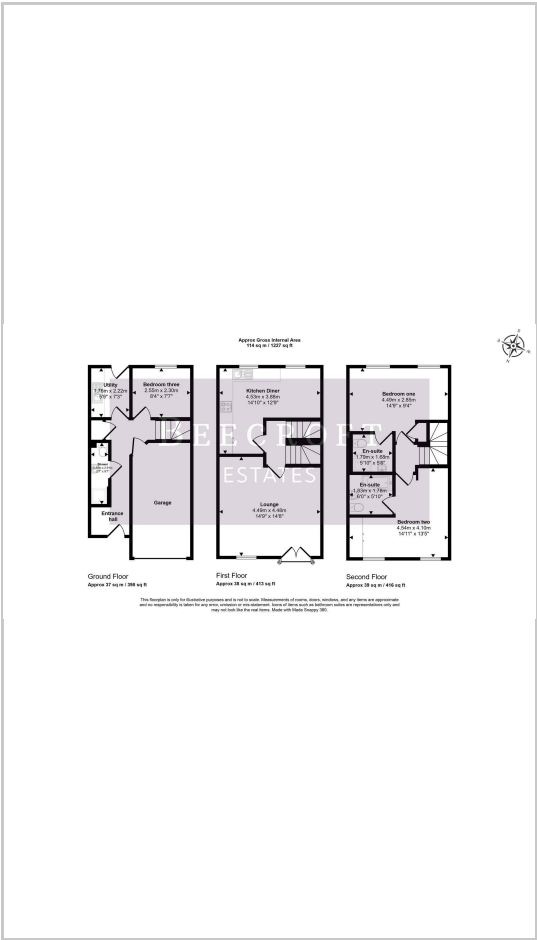
OUTSIDE

To the front the property benefits from driveway parking in front of access to the garage. The property is located off the main road through the estate with just a single neighbour to each side. To the rear is a south west facing fully enclosed and level garden, which is primarily laid to lawn with a decked seating area directly adjacent to the rear elevation of the property. A gate gives access to a pathway connecting to the front of the property.

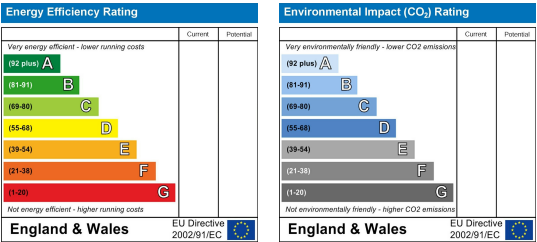
Area Map



Floor Plans



Energy Efficiency Graph



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