



Roebuck Ridge

Jump, S74 0LU

Guide Price £200,000 - £210,000



- 3 BED TOWNHOUSE
- 3 BATHROOMS
- READY FOR YOU TO MOVE STRAIGHT IN AND MAKE YOUR STAMP
- LOW MAINTENANCE GARDEN WITH WOODLAND BACKDROP
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- FRESHLY DECORATED
- SPACIOUS LAYOUT
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND C

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GUIDE PRICE £200,000 - £210,000. NO UPWARD CHAIN! Nestled in the desirable, leafy development of Roebuck Ridge, Jump, Barnsley, this charming townhouse presents an excellent opportunity for those seeking a new home without the hassle of a chain. Boasting three well-proportioned bedrooms and three modern bathrooms, this property is ideal for families or professionals looking for space and comfort.

With its convenient location, you will find yourself close to an array of local amenities, surrounded by reputable schools, benefitting from good transport links, a few minutes drive to the M1 and with direct roads leading to Barnsley, Rotherham and Sheffield, making daily life a breeze.

Upon entering, you will be greeted by fresh decor throughout, creating a welcoming atmosphere that is both bright and inviting. The contemporary fixtures and fittings enhance the overall appeal, ensuring that you can move in with ease. The property and garden alike offers a blank canvas, allowing you to personalise the space and truly make it your own. The three storey townhouse is designed to cater to modern living, providing ample room for relaxation and entertaining with a great open plan kitchen/diner and spacious living area in the heart of the home.

Briefly comprising integral garage, entrance hall, downstairs shower room, utility room, bedroom three, moving up to the first floor with a large kitchen/diner plus living room and moving up to the second floor with two double bedrooms each with their own ensuite bathroom.

This property is a rare find, especially with the added benefit of no upward chain, allowing for a smooth transition into your new home. Whether you are a first-time buyer or looking to downsize or upsize, this townhouse in Roebuck Ridge is a fantastic option that should not be missed. Come and see for yourself the potential this home has to offer....book your viewing today!

ENTRANCE HALL

Through a glazed composite door leads into a roomy entrance hall making a great impression on any guest, offering a great cloakroom space, large built in storage cupboard, telephone point, wall mounted radiator and stairs rising to the first floor.

DOWNSTAIRS SHOWER ROOM

9'8" x 3'3" (2.96 x 1)

A handy addition to any busy household and serving as a main bathroom for bedroom three if needed, comprising shower cubicle, wall mounted hand basin, low flush WC, wall mounted radiator and extractor fan.

UTILITY ROOM

7'6" x 5'11" (2.29 x 1.81)

A convenient extra space, comprising light wood base units, contrasting black work surface, inset sink and drainer with matching mixer tap, under counter space and plumbing for a washing machine and dryer, wall mounted boiler, wall mounted radiator, extractor fan and glazed composite door leading to the rear garden.

BEDROOM 3 / OFFICE

8'9" x 7'5" (2.69 x 2.28)

A great bedroom or home office, comprising wall mounted radiator and uPVC window over looking the garden.

KITCHEN/DINER

15'3" x 12'10" (4.67 x 3.92)

A contemporary kitchen hosting an array of light wood wall and base units, contrasting black work surface, inset one and a half bowl sink with matching mixer tap, inset stainless steel gas hob with extractor hood above, integrated electric oven, under counter space and plumbing for a washing machine or dishwasher and inset spots. Opening out into a spacious dining area, creating a great social space or family hub, offering a wall mounted radiator and two uPVC windows.

LIVING ROOM

15'4" x 15'32'1" (4.69 x 4.67)

A light and airy living room, drenched in natural light through uPVC French doors opening out onto a

Juliette balcony and further second window, also comprising aerial point, telephone point and two wall mounted radiators.

BEDROOM 1

15'5" x 13'6" (4.7 x 4.13)

An impressive master suite, hosting two uPVC windows, wall mounted radiator, aerial point and telephone point,

ENSUITE

6'1" x 5'6" (1.87 x 1.7)

A generously sized ensuite, tiled in light grey tones, comprising bath, pedestal sink, low flush WC, wall mounted radiator, inset spotlights and extractor fan.

BEDROOM 2

15'4" x 9'7" (4.68 x 2.93)

A further great sized double, comprising two uPVC windows wall mounted radiator and large built in storage cupboard housing the immersion heater.

ENSUITE

6'6" x 5'8" (2 x 1.75)

A modern, monochrome shower room, comprising corner shower cubicle, pedestal sink, low flush WC, wall mounted radiator, inset spots and extractor fan.

GARAGE

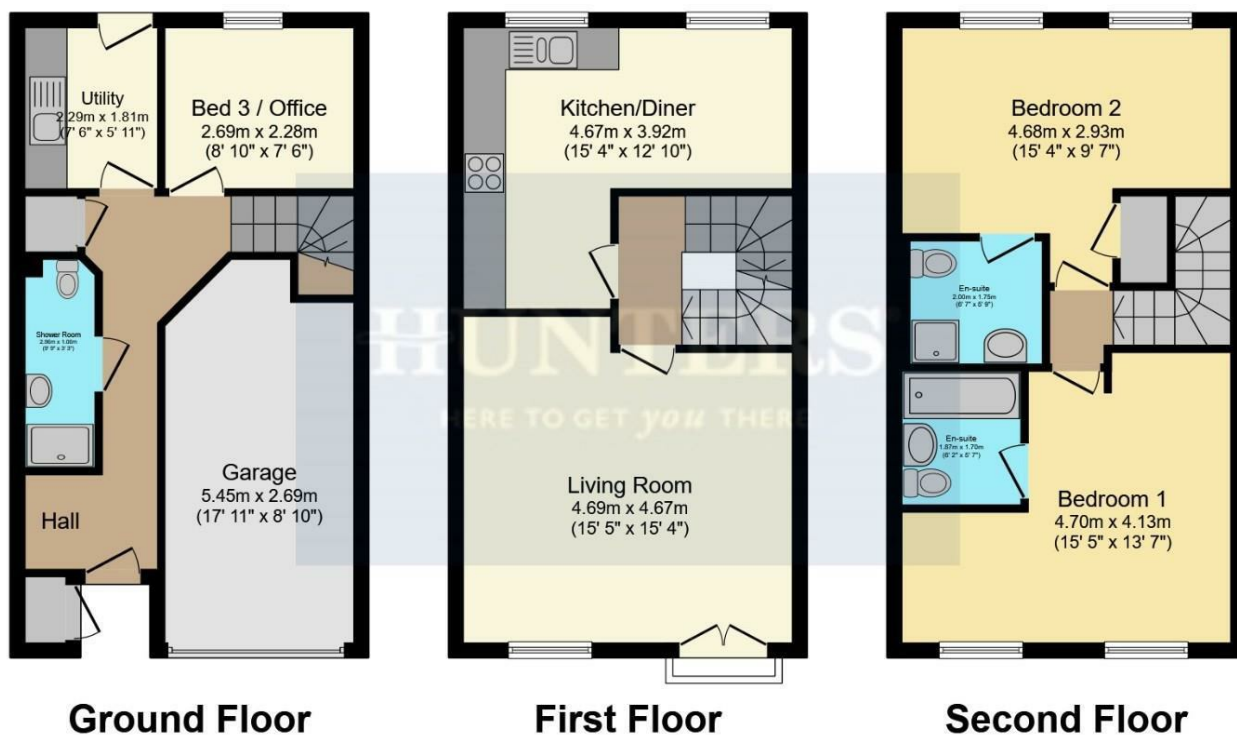
17'10" x 8'9" (5.45 x 2.69)

Offering secure parking or that extra storage space we all crave, comprising up and over door, lighting and sockets.

EXTERIOR

To the rear of the property is a sizeable, low maintenance garden, with a leafy woodland back drop, mainly laid to lawn with slabbed patio area and path. Path leads to a rear gate and walkway allowing you to take your bins out and access your property from the rear. To the front of the property, the block paved driveway allows for off road parking, along with a neat lawn area and established tree.

Floorplan



Total floor area 121.3 sq.m. (1,305 sq.ft.) approx

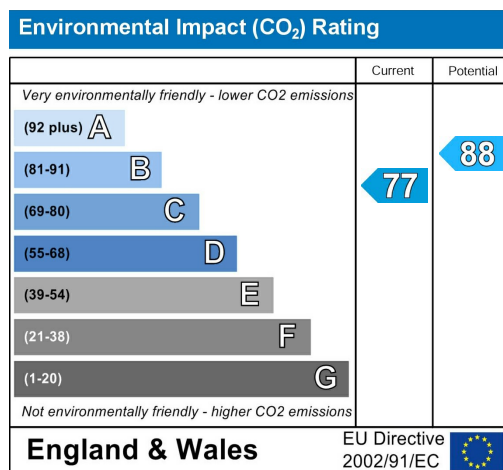
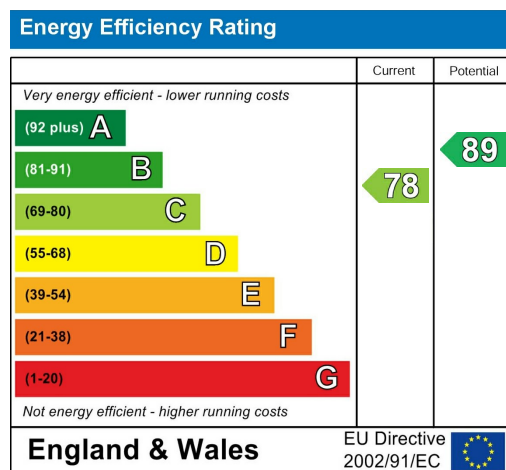
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







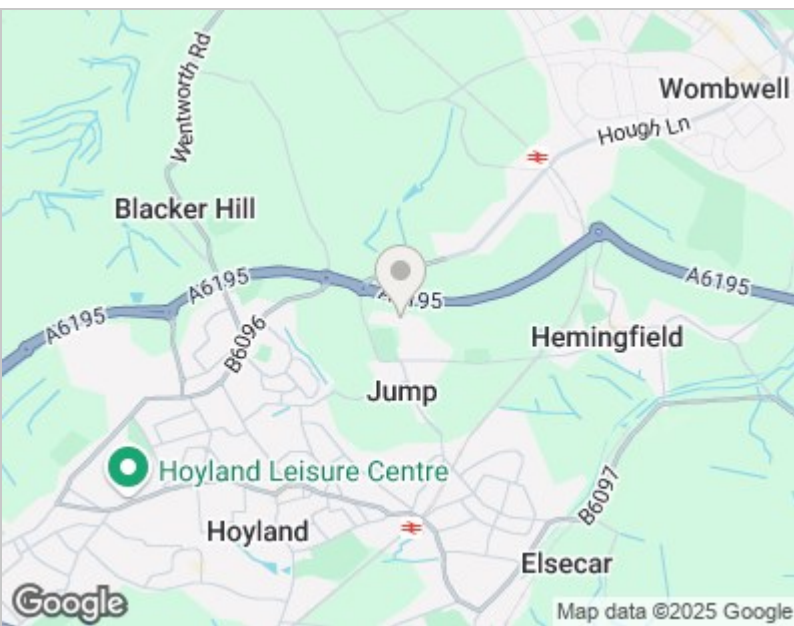
Energy Efficiency Graph



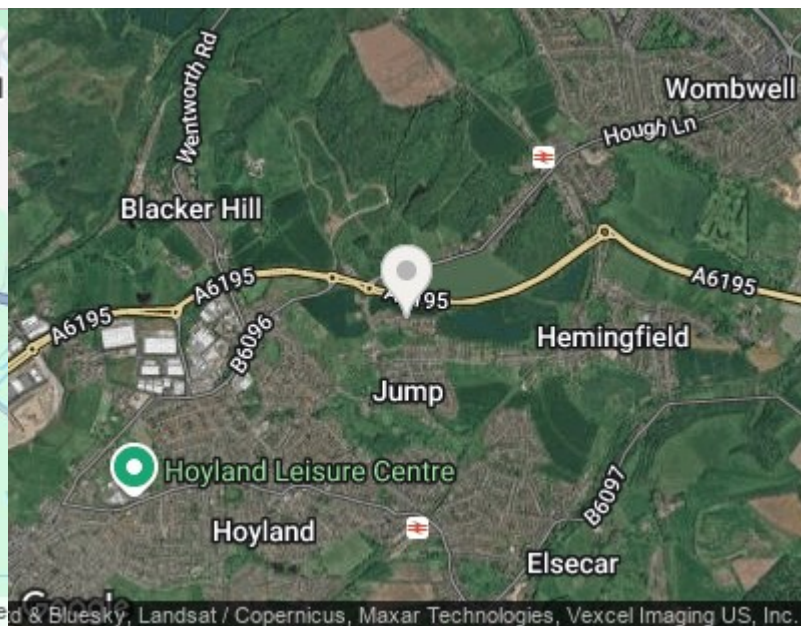
Viewing

Please contact our Hunters Chapeltown Lettings Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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