

HUNTERS[®]
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91 Roebuck Ridge, Jump, Barnsley, S74 0LU

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Offers Over £230,000

In the charming area of Roebuck Ridge, Jump, Barnsley, this modern townhouse presents an excellent opportunity for those seeking a contemporary family home. Spanning three storeys, the property boasts a well-thought-out layout that includes two inviting reception rooms, perfect for both relaxation and entertaining.

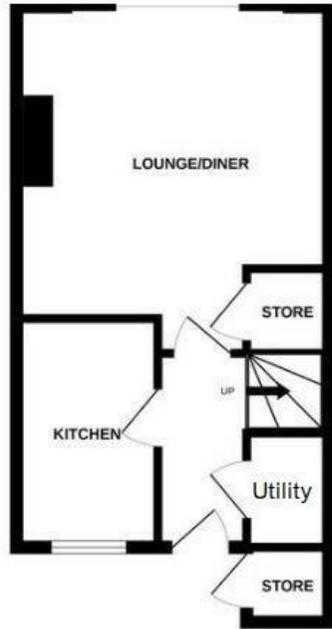
The residence features three spacious bedrooms, providing ample space for family living or accommodating guests. The bathroom is designed to meet modern standards, ensuring comfort and convenience for all residents.

One of the standout features of this home is the off-street parking and garage, offering secure and easy access for your vehicles. The private garden is a delightful addition, providing a tranquil outdoor space for gardening, play, or simply enjoying the fresh air.

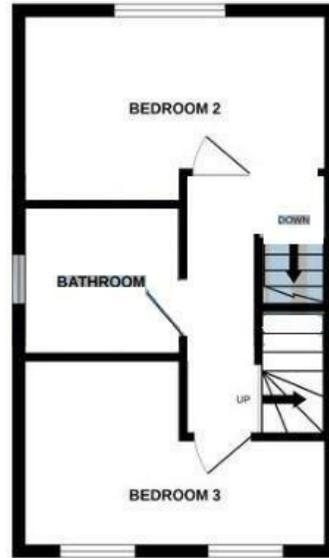
Situated close to a variety of amenities, this property is ideally located near shops, schools, and public transport links, making daily life both convenient and enjoyable. This townhouse is not just a house; it is a place where you can create lasting memories. With its modern finishes and prime location, it is a must-see for anyone looking to settle in Barnsley.

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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Entrance hall

Kitchen

9'10" x 6'4"

Utility

Lounge

22'0" x 13'9"

Landing

Bedroom two

12'5" x 6'10"

Bedroom three

13'1" x 8'2"

Family bathroom

7'2" x 6'6"

Landing

Bedroom one

17'4" x 9'10",6'6"

2.16m x 1.85

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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. 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.

