



£299,950

TENURE : FREEHOLD

Bloomhouse Lane, Darton, S75

Bedrooms : 4

Bathrooms : 1

Reception Rooms : 3

Four-bedroom semi detached family home

No onward chain

Spacious and versatile accommodation throughout

Three reception rooms including bright garden room

Attractive rear garden with patio seating area

Utility room

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

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Movenowproperties are proud to present this spacious four-bedroom semi detached family home, offered to the market with no onward chain. Occupying a generous plot in a highly desirable residential location, this well-maintained property offers versatile living accommodation, attractive gardens, and stunning far-reaching views, making it ideal for growing families.

Entrance Porch

A welcoming entrance porch featuring a UPVC entrance door, carpet flooring, radiator, recessed spotlights, and double glazed windows overlooking the front. An additional UPVC door provides access into the main entrance hall.

Entrance Hall

A central entrance hall with carpet flooring and radiator, providing access to the living room and staircase leading to the first floor.

Living Room

Measurements: 16'2" x 12'2" (4.93m x 3.71m)

A spacious and comfortable living room with a large double glazed bay window overlooking the front aspect, allowing plenty of natural light. The room also benefits from a gas fire with decorative surround and opens through to both the dining room and kitchen, creating an excellent flow throughout the ground floor.

Dining Room

Measurements: 15'3" x 8'1" (4.46m x 2.46m)

A generously sized second reception room with carpet flooring, radiator, and useful understairs storage cupboard. Open access leads directly into the kitchen, making this an ideal space for family dining and entertaining.

Kitchen

Measurements: 14'8" x 7'11" (4.46m x 2.42m)

The kitchen offers a range of wall and base units complemented by work surfaces and tiled splashbacks. Appliances include a freestanding cooker with double oven, four-ring gas hob, cooker hood, integrated dishwasher, integrated fridge and a 1.5 sink with drainer and mixer tap. Additional features include tiled flooring, recessed spotlights, and a double glazed window overlooking the garden room.

Garden Room

Measurements: 14'6" x 6'9" (4.41m x 2.06m)

A beautiful third reception room enjoying views over the enclosed rear garden. Featuring wood-effect laminate flooring, Velux window, radiator, and double glazed windows, this bright and airy space also benefits from patio doors opening directly onto the garden.

Utility Room

Measurements: 8'6" x 7'10" (2.60m x 2.40m)

A spacious and practical utility room fitted with wall and base units, sink with mixer tap, tiled flooring, tiled splashbacks, plumbing for a washing machine, and space for both a dryer and tall freestanding fridge freezer. A UPVC door provides access to the rear garden, while internal access leads to the downstairs WC and integral garage.

Downstairs WC

A useful ground floor cloakroom fitted with a low flush WC and wash basin with tiled splashback, finished with tiled flooring and radiator.

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Stairs and Landing

Centrally positioned staircase with carpet flooring and handrail leading to the first floor landing. Doors provide access to all bedrooms and bathroom. A loft hatch with pull-down ladder leads to fully boarded loft with lighting.

Bedroom One

Measurements: 11'2" x 10'6" (3.40m x 3.20m)

A spacious double bedroom with carpet flooring, radiator, useful storage cupboard, and a large double glazed window overlooking the front with pleasant field views.

Bedroom Two Measurements: 10'2" x 8'2" (3.10m x 2.50m)

A further double bedroom with carpet flooring, radiator, and double glazed window overlooking the front aspect.

Bedroom Three

Measurements: 10'2" x 7'7" (3.10m x 2.30m)

A generously sized double bedroom currently incorporating a dressing area. Featuring wood-effect laminate flooring, radiator, and double glazed window overlooking the rear with attractive far-reaching views.

Bedroom Four

Measurements: 7'7" x 7'3" (2.30m x 2.20m)

A well-proportioned fourth bedroom with carpet flooring, radiator, and rear-facing double glazed window.

Family Bathroom

Measurements: 8'0" x 7'5" (2.45m x 2.25m)

A spacious family bathroom fitted with a stylish corner bath, pedestal wash basin, low flush WC, and radiator. The room is enhanced by a frosted double glazed window overlooking the rear, allowing for natural light while maintaining privacy, creating a bright and relaxing space perfect for everyday family use.

Outside

To the front of the property is an attractive lawned garden with established shrubs and a private driveway providing ample off-road parking.

To the rear is a private enclosed garden with wall and fenced boundaries, lawn area, large garden shed, and patio seating area ideal for outdoor dining and entertaining.

Garage

Measurements: 20'9" x 8'3" (6.30mx 2.50m)

The integral garage benefits from an up-and-over door, power, lighting, and internal access into the utility room.

Location

Situated in a highly regarded residential area, this property enjoys excellent access to local amenities, schools, countryside walks, and commuter links. The surrounding area offers a fantastic balance of peaceful family living while remaining conveniently close to nearby towns and transport connections.

EPC Rating: D63

Please contact us for further details of the full EPC

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Tenure: Freehold
Council Tax Band C
Property Type: Detached
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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Ground Floor
 Approximate Floor Area
 883 sq. ft
 (82.03 sq. m)

First Floor
 Approximate Floor Area
 515 sq. ft
 (47.83 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Athersley, S75

