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Bloomhouse Lane

Darton

Barnsley

South Yorkshire

S75 5AS

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## EPC Rating '63'

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A luxury two bedroom semi detached bungalow, on the outskirts of Darton, in semi rural location.

A double glazed white uPVC door leads from the front of the property directly into the

### HALLWAY

With wall mounted central heating radiator. This leads forward into the

### KITCHEN/DINER

9' 3" x 12' 8" (2.84m x 3.87m)

With single ceramic sink unit located below a double glazed window with views of the open countryside. To the side of the sink is space for a washing machine. The kitchen has an abundance of modern wall and base units, incorporating integrated fridge, freezer, electric oven, hob and metal extractor hood. The room benefits from a further double glazed window overlooking the side elevation of the property and a double bank central heating radiator. There is a rear access door from this room leading to the garden. Walls to the worksurface areas are tiled, as is the floor in this room.

### LOUNGE

12' 3" x 23' 11" (3.75m x 7.31m)

With double glazed sliding patio doors leading to the patio and garden as well as double glazed window overlooking the front elevation of the property. The room benefits from an open feature fireplace and two central heating radiators. Stairs of this room lead to

### BEDROOM

19' 4" x 10' 7" (5.9m x 3.23m)

A light and airy room benefiting from two double glazed velux roof lights and central heating radiators. There are built in wardrobes to the length of one wall.

### ENSUITE

With wash hand basin and low level WC in white. There is a double glazed window overlooking the side elevation and central heating radiator. The walls are fully tiled. The room also has a large built in store cupboard which houses the central heating boiler.

### BEDROOM

11' 3" x 11' 4" (3.45m x 3.47m)

With large double glazed bay window overlooking the front elevation. The room has double bank central heating radiator.

### ENSUITE

11' 5" x 4' 9" (3.48m x 1.46m)

With bath, pedestal wash hand basin, WC and freestanding shower glazed cubicle in white. There is a double glazed obscured window overlooking the side elevation. The walls are fully tiled, along with the floor. The room has a built in extractor fan and large heated towel rail.

### GARDENS

There is a large open garden to the front of the property with decorative centre piece and established flower beds. To the rear is a large paved seating area, lawned garden and more private decked seating area.

### PARKING

The property comes with detached garage and parking for numerous vehicles.

### HEATING

The property has gas central heating throughout.

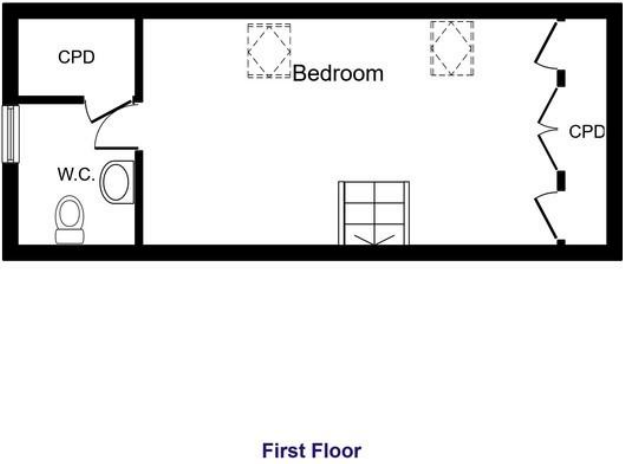
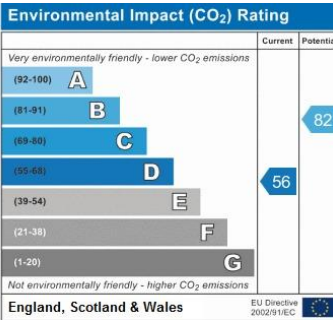
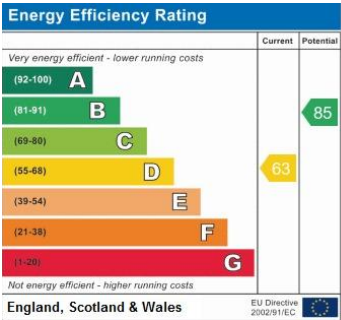
### WINDOWS

The property is double glazed throughout.



Council Tax Band: B

Local Authority: Barnsley Metropolitan Borough Council



Barnsley

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