



## 28 Arundel View

Jump, Barnsley, S74 0JJ

**£170,000**



Not to be missed, this attractive three-bedroom semi-detached home offers spacious and well-presented accommodation throughout. Benefitting from gas central heating and double glazing, the property comprises a generous living room and a modern kitchen diner with integrated appliances and a handy pantry.

To the first floor are three well-proportioned bedrooms and a well-appointed family bathroom, making the property ideal for first-time buyers and growing families alike.

Externally, the home enjoys a private, enclosed rear garden, perfect for outdoor entertaining, while to the front there is ample off-road parking.

Located in a popular and convenient area, the property is within easy reach of a wide range of local amenities, including shops, schools, and excellent transport links.



## GROUND FLOOR

### ENTRANCE HALL

A front entrance door opens into a spacious hallway, featuring a radiator and stairs rising to the first-floor landing.

### LOUNGE

A cosy front-facing lounge featuring a fire with surround, radiator, front-facing double-glazed window and TV aerial point.

### DINING KITCHEN

A good-sized dining kitchen fitted with a range of integrated appliances including a fridge freezer, oven, hob, extractor unit and washing machine. The kitchen benefits from a rear-facing double-glazed window and a useful pantry area. A central breakfast bar provides additional seating and workspace. The dining area offers ample space for a table. The room is further enhanced by a feature fire and radiator.

## FIRST FLOOR

### LANDING

There is a double-glazed window and access to the loft.

### BEDROOM ONE

A double bedroom featuring a front-facing double-glazed window and radiator.

### BEDROOM TWO

A further double bedroom with a rear-facing double-glazed window and radiator.

### BEDROOM THREE

A generously sized third bedroom featuring a double-glazed window and radiator.

### BATHROOM

A three-piece bathroom comprising a panelled bath, vanity wash hand basin and WC. The room is partially tiled and features a chrome heated towel rail, with a window fitted with obscure glazing.

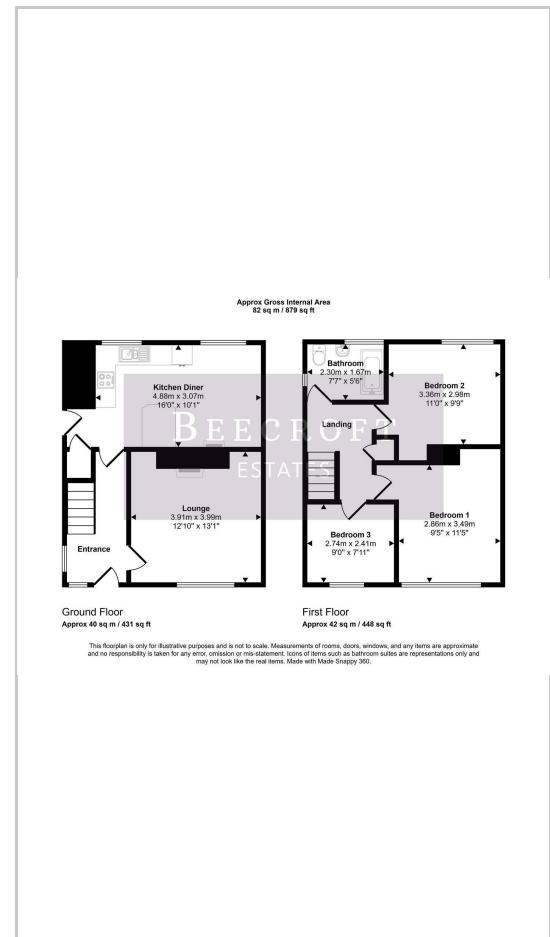
### OUTSIDE

To the front, a driveway provides off-road parking, while the rear enjoys a good-sized, enclosed garden.

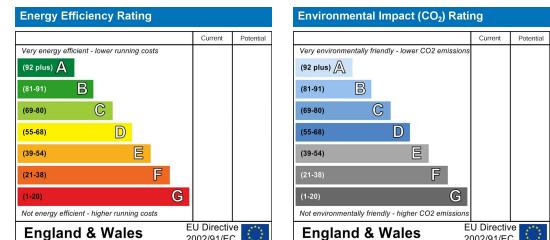
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.