

41 Bloomfield Road,  
Darton S75 5AP

OFFERS OVER  
£390,000



A BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED HOME IN A SOUGHT-AFTER LOCATION. FEATURING A SPACIOUS KITCHEN DINER WITH GARDEN ACCESS, LOUNGE, AND GROUND FLOOR WC. WELL-PROPORTIONED BEDROOMS, A MODERN FAMILY BATHROOM, AND A TOP-FLOOR BEDROOM WITH ITS OWN BATHROOM.

GARAGE, DRIVEWAY PARKING, AND A SUPERB REAR GARDEN.  
\*\* NO ONWARD CHAIN \*\*  
FREEHOLD | COUNCIL TAX BAND C | EPC C

PAISLEY  
PROPERTIES

**ENTRANCE HALLWAY 5'10" apx x 5'1" apx ( plus staircase )**



You enter the property through a composite front door into a welcoming and well-presented entrance hallway, featuring decorative patterned floor tiles. Two internal doors provide access to useful cloakroom storage spaces, while a feature window by the entrance allows additional natural light to flow in. From the hallway, doors lead to the downstairs WC and the lounge, and a staircase ascends to the first-floor landing.

**DOWNSTAIRS WC 6'0" apx x 2'9" apx**



A beautifully presented ground floor cloakroom, thoughtfully designed to make excellent use of the space beneath the staircase. The room features stylish patterned floor tiles and soft neutral décor, creating a bright and welcoming feel. It is fitted with a two-piece suite in white, comprising a pedestal wash basin with traditional hot and cold taps and a low-level WC. An additional storage cupboard provides useful extra space for household essentials. Doors lead to the hallway.

## **LOUNGE 10'8" apx x 15'2" apx**



A spacious and beautifully presented lounge positioned at the rear of the property, enjoying a pleasant outlook over the garden through a large window that fills the room with natural light. A charming mock fireplace provides an attractive focal point, enhancing the character and warmth of the space. The room is further complemented by stylish wall lighting, elegant coving, and attractive wood-effect flooring, creating a comfortable and inviting setting ideal for both relaxing and entertaining. Doors lead through to the entrance hall and kitchen.

## **KITCHEN DINER 15'2" a px x 11'6" apx**



### **The Heart of the Home!**

Situated at the rear of the property, this elegant dining kitchen features French doors opening onto the garden. It is fitted with cream gloss base and wall units, complemented by tasteful work surfaces and decorative tiled splashbacks.

The kitchen is equipped with a one-and-a-half bowl stainless steel sink and drainer with mixer tap, an AEG five-ring gas hob, built-in oven, and a NEFF extractor hood.

A central island provides additional preparation space and serves as a focal point, ideal for casual dining or entertaining. The dining area features panelled walls and a stylish column radiator. There is space for further appliances, including a large fridge freezer.

Practical access is provided via a UPVC door to the side of the house, while patio doors lead directly to the garden. An internal door leads to the lounge.

**FIRST FLOOR LANDING 9'4" apx x 14'9" max**



A carpeted staircase with a black-painted balustrade ascends to the first-floor landing, which is bright and airy. A large window overlooking the quiet street fills the space with natural light and there is space for a piece of freestanding furniture. Doors from the landing provide access to bedrooms one, two, and three, as well as the family bathroom. An additional staircase leads to the top-floor converted loft.

### **BEDROOM ONE 7'0" apx x 9'3" apx**



Currently used as a dressing room, this double bedroom at the front of the property is bright and finished in neutral tones, There is ample space to accommodate freestanding bedroom furniture, and laminate wood flooring runs underfoot. A front facing window looks out onto the street below. Doors lead to the first-floor landing.

### **BEDROOM TWO 10'8" apx x 11'10" apx**



A generously proportioned double bedroom situated at the rear of the property, the rear facing window enjoys views over the garden. The room is well presented and decorated in modern, neutral tones, with carpet underfoot,. The bedroom benefits from fully fitted wardrobes, providing excellent storage. Doors lead to the first floor landing.

**BEDROOM THREE 11'10" a px x 10'11" max ( including bulkhead for s**



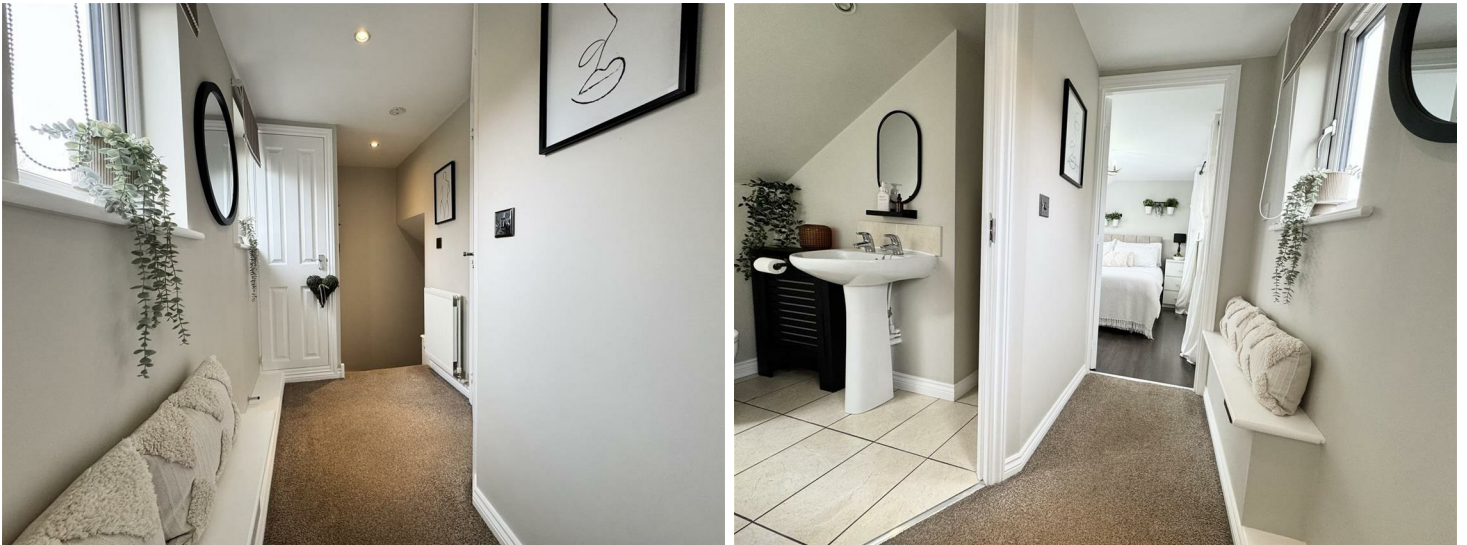
Currently used as a workspace, this rear-facing double bedroom is light and airy, enjoying pleasant views over the garden. The well-proportioned room is decorated in neutral tones with wood-effect flooring and offers ample space for freestanding bedroom furniture. A window overlooks the garden, and a door leads to the first-floor landing.

## HOUSE BATHROOM 7'3" apx x 5'10" apx



A beautifully presented and stylish family bathroom, finished to a high standard with a neutral colour scheme and tasteful wall panelling. The centrepiece is a freestanding bath with a chrome floor-mounted tap and shower attachment. In addition, there is a separate walk-in shower enclosure fitted with modern chrome fixtures and brick-style tiling. The bathroom also features a contemporary wash hand basin with storage below, a modern low-level WC, and patterned floor tiles. A frosted glass window at the front of the property allows ample natural light to fill the room. Doors lead to the first floor landing.

## SECOND FLOOR LANDING 4'11" apx x 11'3" max



This spacious second landing forms the entrance to the loft conversion, accessed via a staircase from the first-floor landing. Carpet runs underfoot, and the area is well presented throughout. Two windows at the rear of the property flood the landing with natural light, creating a bright and welcoming space. A walk-in storage cupboard provides practical storage, and doors lead to the loft bathroom and fourth bedroom.

## SECOND FLOOR BATHROOM 4'8" a px x 7'9" max limited headroom



This modern loft bathroom features a three-piece suite in white, complemented by partially tiled walls in a neutral tone. It comprises of a white bath with tiled side panel, pedestal wash hand basin with hot and cold taps and a low-level WC, with a radiator for added comfort. A Velux window allows natural light to flood the room, creating an airy, and welcoming space. Doors lead to the second floor landing.

## SECOND FLOOR BEDROOM FOUR 12'1" apx x 11'1" max floor space - limited headr



This fourth bedroom is a beautifully presented bedroom and features sloping ceilings to one side and a neutral décor, creating a light and airy feel. Two windows overlook the rear of the property, complemented by a Velux window to the front, flooding the room with natural light. There is ample space for freestanding furniture, and a handy hatch provides a small amount of eaves storage. Doors lead to the second-floor landing.

## FRONT GARDEN AND PARKING



To the front of the property there is a small lawned garden enclosed by metal gates and balustrade, with a paved pathway leading to the front entrance. A driveway provides off-street parking and the garden is complemented by established shrubs.

### **GARAGE 8'2"apx x 16'4" apx**

A well-appointed single garage offering practical utility and storage, this tidy space houses the plumbing for a washing machine and also accommodates the gas combi boiler. It features an up-and-over garage door, power sockets, and lighting, with ample ceiling storage.

## REAR GARDEN



To the rear of the property is an immaculately presented private garden. A decked area with a covered pergola and Velux window above provides the perfect space for outdoor furniture, ideal for relaxing and entertaining.

A pathway leads through the garden to a charming summer house complete with a swing. The garden also features a well-maintained lawn bordered by a tiered stone edging, with steps leading up to a raised seating area — a perfect spot to enjoy the last of the evening sun.

The garden is fully enclosed with fencing for privacy and benefits from gated access to one side. Additional features include an outdoor water tap and external electric sockets.

**~ Material Information ~**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley band "C"

PROPERTY CONSTRUCTION: Standard

PARKING: Single garage and driveway

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply -Mains

\*Heating Source - Gas combi boiler

\*Broadband & Mobile - Suggested speeds up to 100 mbps

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: None

ENVIROMENT: There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

PROPERTY ACCESSIBILITY & ADAPTATIONS: Loft conversion completed in 2010.

**~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

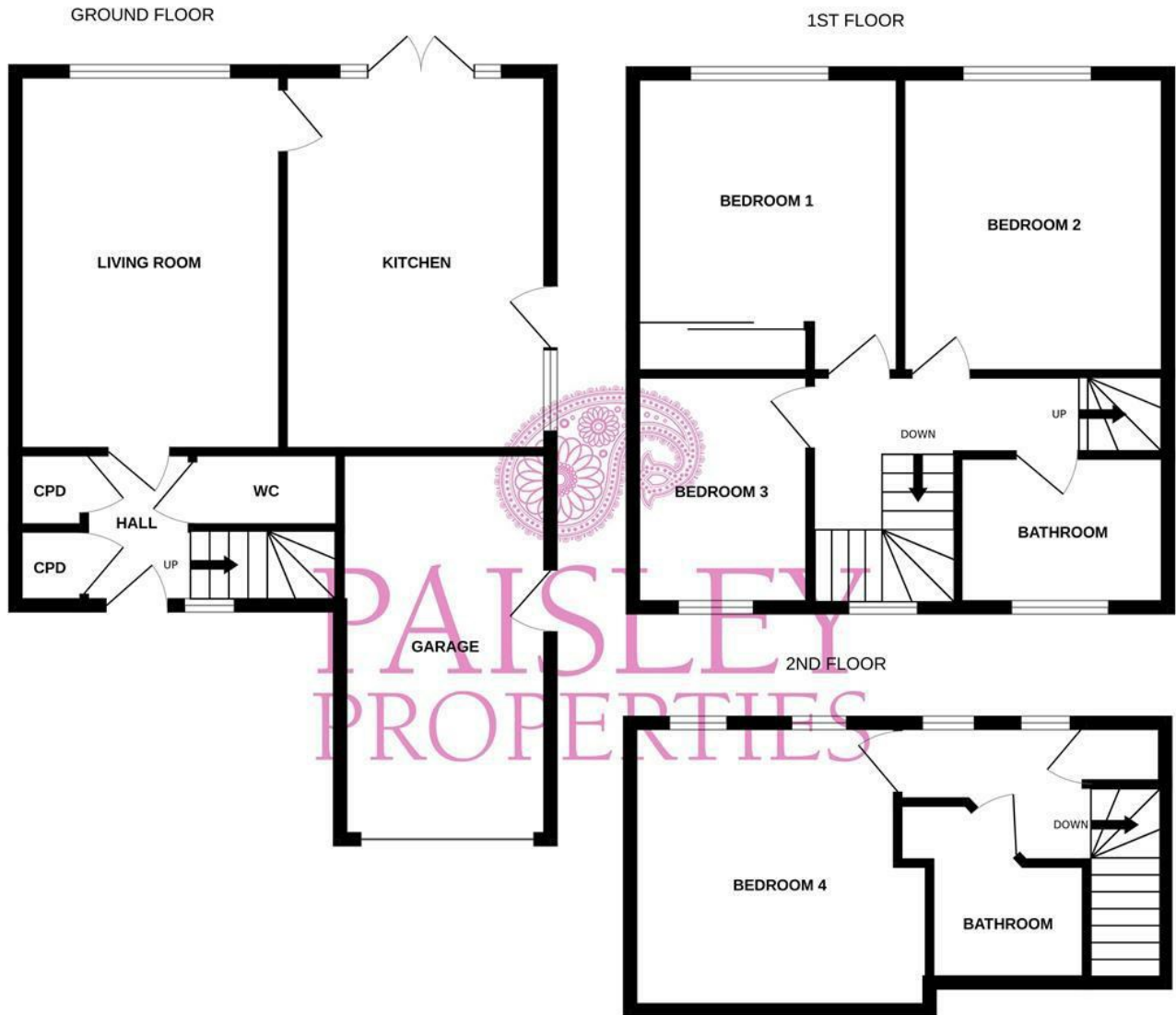
**~ Paisley Properties ~**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

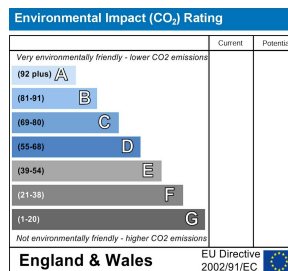
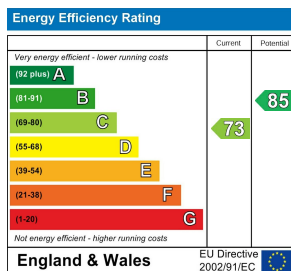
**~ Paisley Mortgages ~**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



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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