



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



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# Newdale Avenue, Cudworth, Barnsley, S72 8XF

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## Offers In Excess Of £175,000

Welcome to Newdale Avenue, Cudworth, Barnsley! This charming semi-detached house is the perfect modern family home you've been looking for.

As you step into the property, you are greeted by a spacious entrance hall leading to a cosy lounge, ideal for relaxing evenings with your loved ones. The kitchen/dining room offers a perfect space for family meals and entertaining guests.

With three bedrooms, there's plenty of room for the whole family to enjoy. The family bathroom ensures convenience for all.

One of the highlights of this property is the private garden, where you can unwind and enjoy the outdoors in peace. The off-street parking and garage provide ample space for your vehicles and storage needs.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.

1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155  
barnsley@hunters.com | www.hunters.com



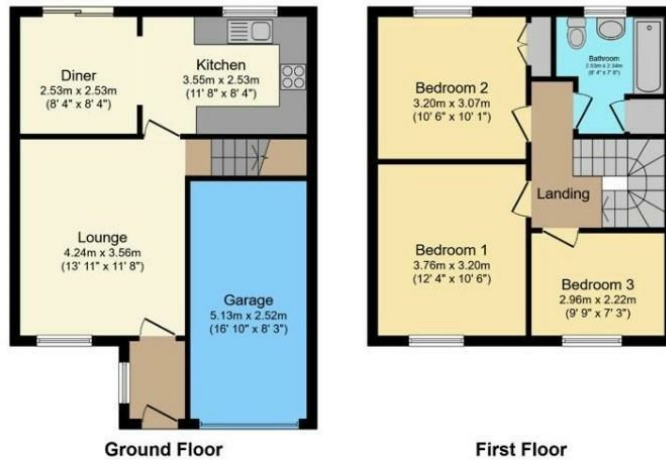
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## KEY FEATURES

- OFF STREET PARKING
- THREE BEDROOMS
- PRIVATE GARDEN
- KITCHEN/ DINING ROOM
  - GARAGE
  - MODERN HOME

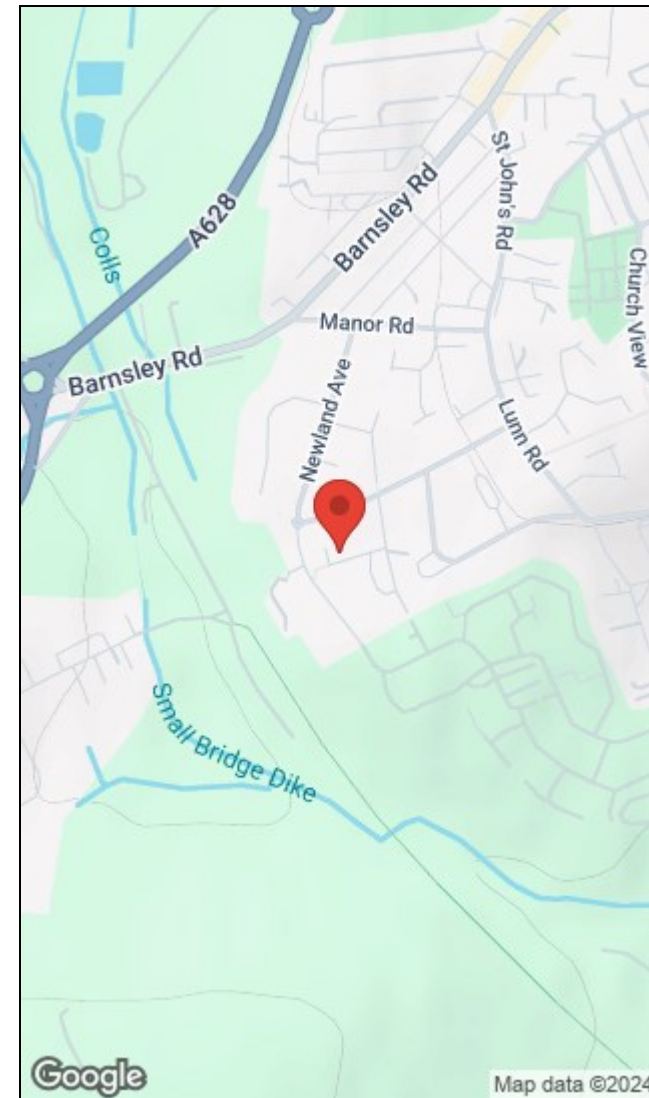






Total floor area 91.8 sq.m. (988 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.foolagent.com



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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