

# HUNTERS

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**HUNTERS**<sup>®</sup>  
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14 Horbury Road, Cudworth, Barnsley, S72 8TS



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£140,000

NO VENDOR CHAIN

Situated on Horbury Road in the charming area of Cudworth, Barnsley, this three-bedroom semi-detached home presents an exciting renovation project with remarkable potential. Ideal for those looking to create their dream residence, the property boasts spacious rooms throughout, allowing for a variety of design possibilities to suit your personal style.

The home is complemented by beautiful front and rear gardens, providing a delightful outdoor space for relaxation and recreation. Whether you envision a vibrant garden for entertaining or a tranquil retreat, the outdoor areas offer ample opportunity to cultivate your ideal environment.

Additionally, the property features off-street parking for multiple vehicles, ensuring convenience for you and your guests. This feature is particularly valuable in a family home, where accessibility is key.

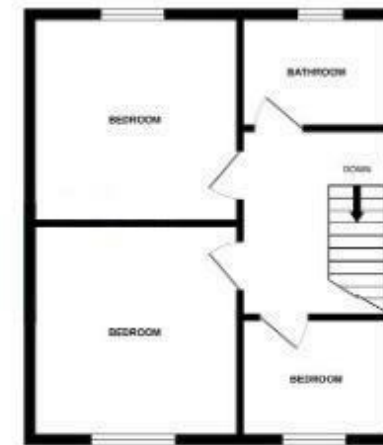
With its promising potential and desirable location, this semi-detached house is a fantastic opportunity for buyers seeking a project that can be transformed into a stunning family home. Do not miss the chance to explore the possibilities that await within these walls.

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GROUND FLOOR




1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The suitability, contents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan studio

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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

**LOUNGE**  
12'4" x 16'3"

**DINING ROOM**  
9'10" x 10'3"

**KITCHEN**  
9'2" x 13'8"

**LANDING**

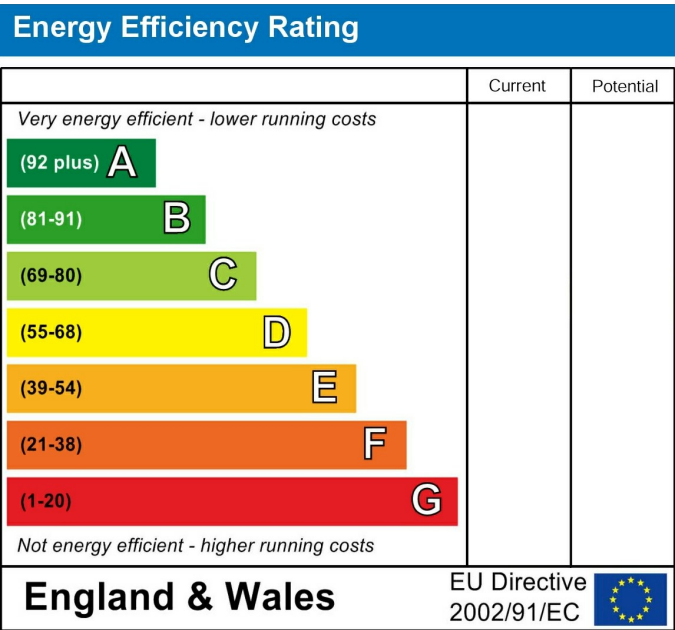
**BEDROOM 1**  
14'9" 10'10"

**BEDROOM 2**  
10'2" x 10'7"

**BEDROOM 3**  
8'3" x 9'4"

**BATHROOM**  
6'11" x 8'7"

**ENTRANCE HALL**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















