



## New Row Court, Barnsley Road, Cudworth, Barnsley, S72 8FE

Attention Investors	One Bedroom Flat	PVCu Double Glazing
Excellent Location	PVCu Double Glazing	
Gas Central Heating	Allocated Parking	

**Asking Price: £68,500**

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## **New Row Court, Barnsley Road, Cudworth, Barnsley, S72 8FE**

**\*\*Currently Tenanted\*\*** Offered to the market is this one bedroom flat located in the ever popular village of Cudworth near Barnsley. The property provides excellent situation near a wide range of local amenities and transport links and is ideal for those who look to commute to nearby Barnsley, Wakefield or Doncaster. This property briefly comprises; a lounge, a kitchen, a bedroom and a family bathroom with the added benefits of PVCu double glazing, gas central heating and allocated parking.

### **ENTRANCE HALL**

Offering access to all rooms and having fully fitted carpets, neutral décor and a wall mounted central heating radiator.

### **LOUNGE**

The large lounge provides neutral decor, a wall mounted central heating radiator, fully fitted carpets and has double PVCu doors opening onto a Juliet balcony.



### **KITCHEN**

The kitchen is accessible to the lounge and provides a range of wall mounted and base units and includes an oven with hob and extractor fan overhead. The room also provides an inset stainless steel sink with drainer, space and plumbing for a washing machine and has partial tiling to the splash back surfaces. The kitchen has linoleum flooring, an elevated PVCu double glazed window and has linoleum flooring.



### **BEDROOM**

The bedroom offers fully fitted carpets, a wall mounted central heating radiator, an elevated PVCu double glazed window and has neutral décor.



### **BATHROOM**

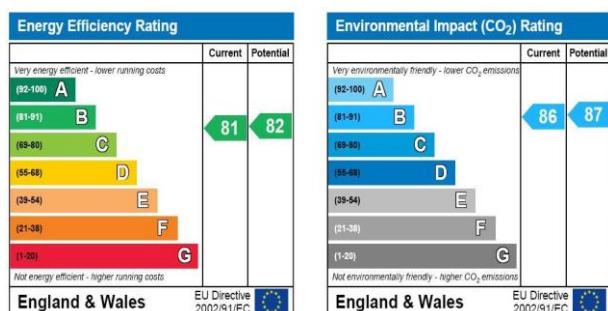
The bathroom has been fitted with a three piece suite which includes a low flush w/c, a panel bath with a shower and a pedestal hand wash basin. The room also offers partial tiling to the walls, linoleum flooring and has a wall mounted central heating radiator.

### **EXTERNALLY**

The property provides allocated parking.



## ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday - Thursday: 9 - 5:30

Friday: 9 - 4:30

Saturday: 9 - 3:00

Sunday: Closed

### THINKING OF SELLING?

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.

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