

Park Row



Kings Road, Cudworth, Barnsley, S72 8AU

Offers Over £125,000



**** NO ONWARDS CHAIN ** OPTION TO PURCHASE GARAGE **** Situated in Cudworth, this semi-detached property briefly comprises: Hall, Lounge, Kitchen Diner and Shower Room. To the First Floor are two bedrooms and, a Bathroom and Shower Room. To the Second Floor is a further bedroom. Externally, the property has a front court yard and an enclosed rear garden. Option for all contents / furniture to be included (subject to negotiation). Additional option to purchase Garage with the property as vacant possession or with tenant to provide an income if wanted. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**



GROUND FLOOR ACCOMMODATION

Entrance



UPVC door with top section having double glazed frosted panel to front elevation leading into:

Hall

5'6" x 3'8" (1.68m x 1.14m)

UPVC double glazed frosted skylight window to front elevation, central heating radiator, wood effect flooring and stairs leading to First Floor Accommodation with handrail. Aperture flowing through into:

Lounge

14'2" x 12'4" (4.33m x 3.76m)



UPVC double glazed window to front elevation, telephone and television point, central heating radiator and wood effect flooring. Door leading into:



Kitchen Diner

15'8" x 13'6" (4.80m x 4.13m)



Range of wood grain effect base and wall units with brushed chrome T-bar handles. Single bowl granite effect sink and drainer with chrome mixer tap over set into granite laminate work surface and brick tiled splashback. Integrated appliances include electric oven and four ring ceramic hob with brushed steel electric extractor fan over benefiting from downlighting. Plumbing for washing machine and dishwasher. UPVC door with top section having double glazed frosted glass to rear elevation and uPVC windows to rear and side elevations. Central heating radiator, tiled flooring, further extractor fan and door into understairs storage cupboard. Door into:



Inner Hall

UPVC double glazed window to side elevation and door into:

Shower Room

7'7" x 6'10" (2.32m x 2.09m)



Walk-in shower with chrome trimmed glass screen and chrome fixed head shower over. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into white high gloss vanity unit with brushed chrome handles. The room is tiled on all walls to ceiling height as well as floor. Extractor fan, chrome heated towel rail, illuminated mirror and uPVC double glazed frosted window to rear elevation.

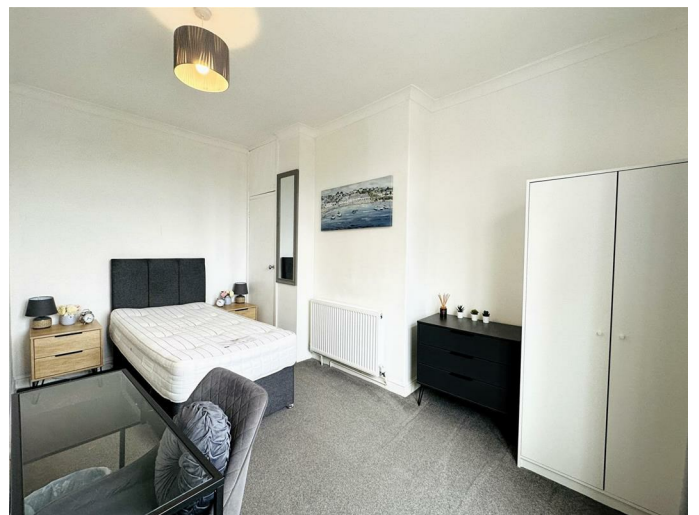
FIRST FLOOR ACCOMMODATION

Landing

Door off to stairs leading to Second Floor Accommodation and further doors leading off.

Bedroom Two

14'1" x 8'9" (4.31m x 2.69m)



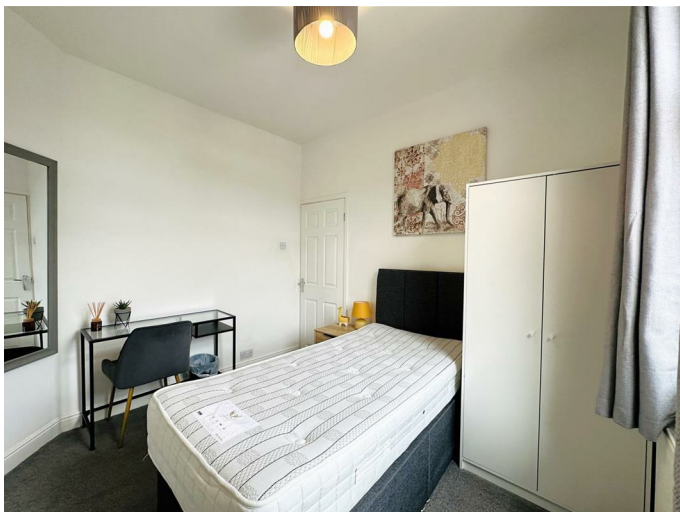
UPVC double glazed window to front elevation, central heating radiator and door into storage cupboard.



Bedroom Three
10'3" x 8'5" (3.13m x 2.57m)



UPVC double glazed window to rear elevation and central heating radiator.



Bathroom
7'4" x 5'5" (2.26m x 1.67m)



White panel bath with chrome taps, chrome shower and further fixed head shower over. White low flush w.c with chrome fittings, white floating wash hand basin with chrome mixer tap over and white vanity with chrome handle. Room is tiled on all walls to ceiling height as well as floor. UPVC double glazed window to rear elevation. Extractor fan, illuminated mirror and chrome heated towel rail.

Shower Room
5'4" x 3'10" (1.65m x 1.17m)



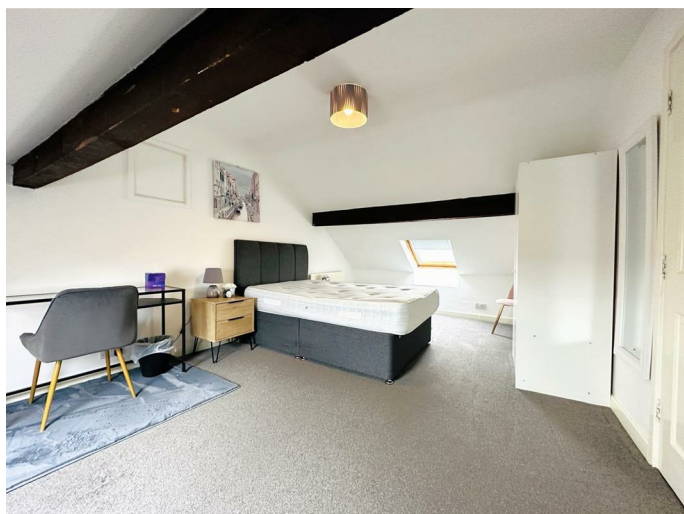
Walk-in shower cubicle with chrome trimmed shower screen, chrome shower and further fixed head shower. White wash hand basin with chrome mixer tap over set into white high gloss vanity unit with chrome handles. The room is tiled on all walls to ceiling height as well as floor. Illuminated mirror, extractor fan and chrome heated towel rail.

SECOND FLOOR ACCOMMODATION

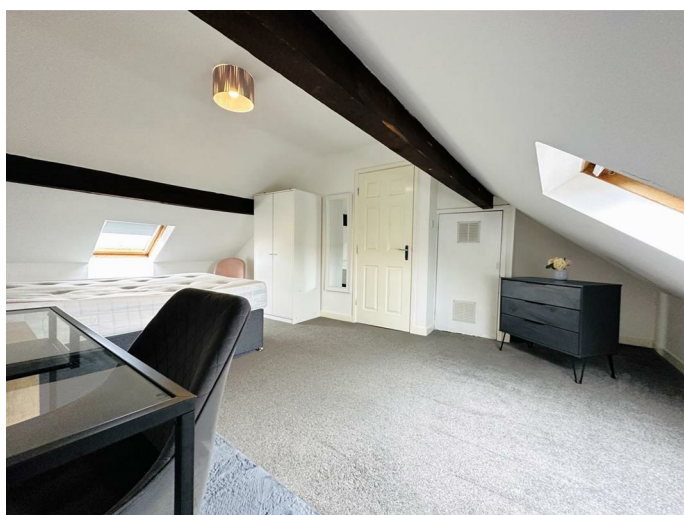
Landing
Door off leading into:

Bedroom One

19'1" x 14'7" (5.83m x 4.46m)



Skylight windows to front and rear elevations, two central heating radiators and door into storage cupboard housing the 'Ideal' central heating boiler.



EXTERNAL

Front



Decorative Herringbone brick blocked forecourt area, fully enclosed with brick wall, coping and decorative wrought iron pedestrian metal gate.

Side

Shared service lane.

Rear



Decorative Herringbone brick blocked patio area along the rear, merging into further decorative stoned patio area stepping up to timber decked corner patio. Astroturf area. Fully enclosed with timber fence, concrete posts, brick wall and gravel boards. Outside tap.



HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: Barnsley Metropolitan Borough Council
Tax Banding: TBC

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any

offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

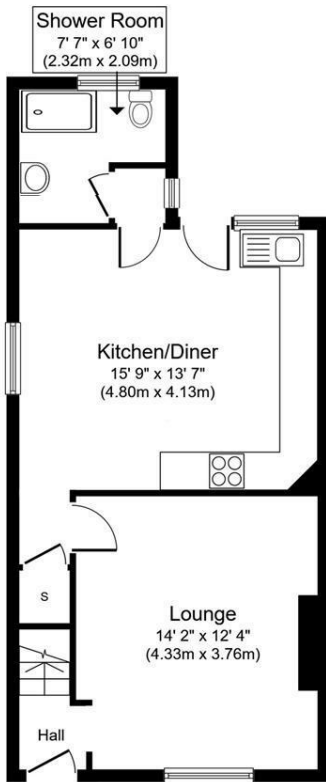
Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOURS

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

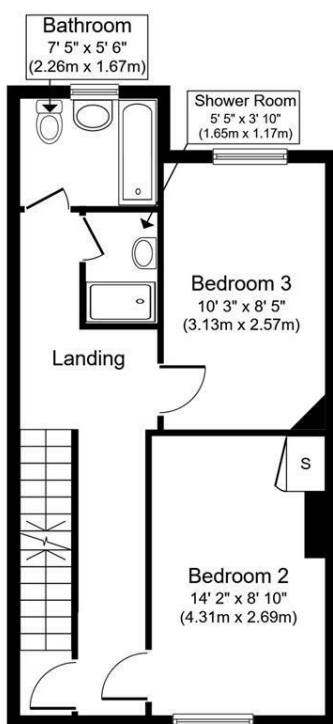
SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
491 sq. ft.
(45.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

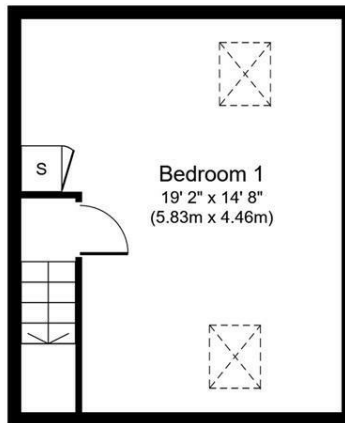
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First Floor
Approximate Floor Area
459 sq. ft.
(42.6 sq. m.)

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Second Floor
Approximate Floor Area
 297 sq. ft.
 (27.6 sq. m.)

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