



208 Pontefract Road, Cudworth, Barnsley, S72 8AE

**Offers In Excess Of £160,000**

MERRYWEATHER are excited to offer to the market this beautiful, recently refurbished THREE BEDROOM mid terrace property located in the popular village of Cudworth just under three miles from Barnsley town centre.

The property offers a fantastic family kitchen with utility room, downstairs WC and three good size bedroom which have all been redecorated and had new carpets fitted throughout. The property is in prime location for local amenities such as shops, supermarkets, public houses and eateries.

This property really needs to be viewed to appreciate what is on offer, call MERRYWEATHERS on 01226 730850 to arrange your viewing today.

### **Entrance Porch**

With a front facing UPVC door.

### **Lounge 14'1" x 12'8" (4.31 x 3.87)**



With a front facing UPVC window and central heating radiator, the room is freshly decorated offering a blank canvas and new carpets.

### **Kitchen Diner 20'10" x 14'0" (6.36 x 4.28)**



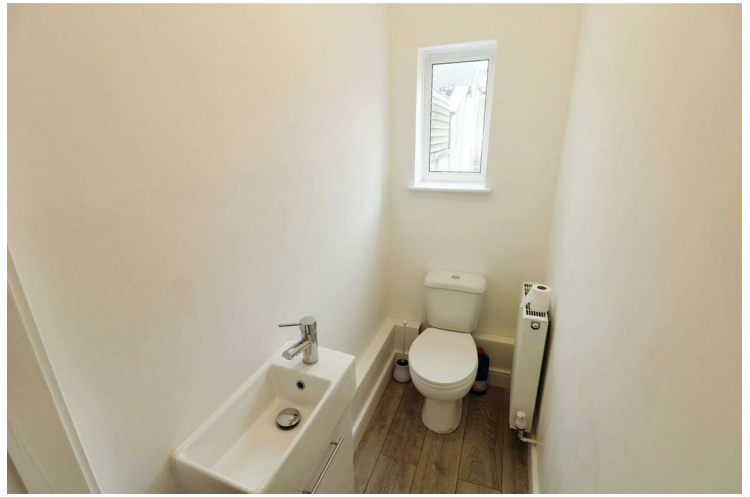
Located to the rear of the property is the impressive kitchen diner offering a comprehensive range of wall, base and drawer units with sink and drainer with mixer tap. The Kitchen benefits from integrated appliances to include an electric oven with gas hob and fridge. With Rear facing UPVC French doors allowing natural light, breakfast bar area and central heating radiator.

### **Utility Room 5'10" x 4'3" (1.78 x 1.32)**



With a side facing UPVC window, Plumbing for an automatic washing machine and wall mounted combi boiler.

### **Down Stairs WC 2'11" x 5'10" (0.90 x 1.78)**



With a two piece suite to include a low flush WC, vanity hand wash basin, central heating radiator and rear facing UPVC window.

### **Bedroom One 12'8" x 14'1" (3.87 x 4.31)**



With a front facing UPVC, central heating radiator and built in storage cupboard. The room is of double size with natural décor and new carpeting to the flooring.

### **Bedroom Two 10'11" x 7'9" (3.35 x 2.38)**



With a rear facing UPVC window and central heating radiator. The room is decorated neutrally with new carpets to the flooring.

### **Bedroom Three 12'3" x 7'6" (3.75 x 2.30)**



With a side facing UPVC window and central heating radiator. The room is decorated neutrally with new carpets to the flooring.

## Bathroom 9'7" x 5'11" (2.94 x 1.81)



With a three piece suite comprising of a bath with shower above, Vanity hand wash unit and low flush WC and central heating towel radiator.

## Front Elevation



To the front of the property is an enclosed gravelled garden with iron gate.

## Rear Elevation



To the rear of the property is a court yard style garden with double gates providing off road parking for one vehicle.

## Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Mid Terrace

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Off road to the rear garden

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

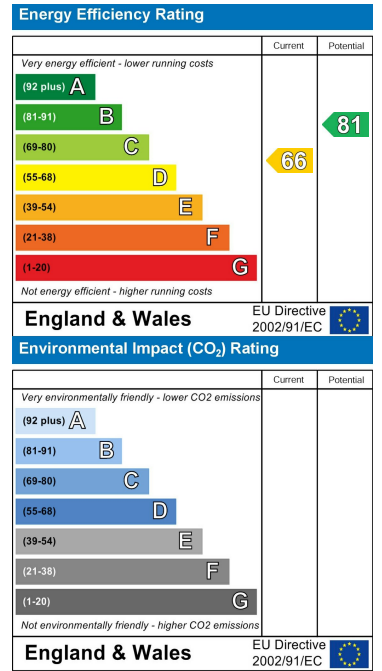
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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