



PRICE GUIDE

£214,950

Carrs Grove

Cudworth, Barnsley, S72 8GH

PROPERTY SUMMARY

Welcome to Carrs Grove, Cudworth, a beautifully presented modern townhouse built in 2023 and offering stylish, contemporary living. Perfectly suited to first-time buyers, young families or professionals, this impressive home combines modern design with practical living in a sought-after residential development. The property extends to approximately 828 sq. ft. and features a spacious lounge, a modern fitted kitchen, three generous bedrooms and two bathrooms, including an en-suite to the principal bedroom. Thoughtfully designed throughout, the accommodation provides a comfortable and versatile living space to suit a variety of lifestyles.

Externally, the property benefits from private off-road parking for two vehicles, a highly desirable feature on modern developments. The location is equally appealing, with the picturesque Pennine Trail just a short walk away, offering excellent opportunities for walking, cycling and enjoying the surrounding countryside. Situated within a popular and growing community, this nearly new home enjoys easy access to local amenities, schools, transport links and Barnsley town centre, making it ideal for commuters and families alike. Offering modern living, spacious accommodation and a convenient location, this superb home presents an excellent opportunity for those looking to step onto the property ladder or upsize to a contemporary family home. Early viewing is highly recommended.

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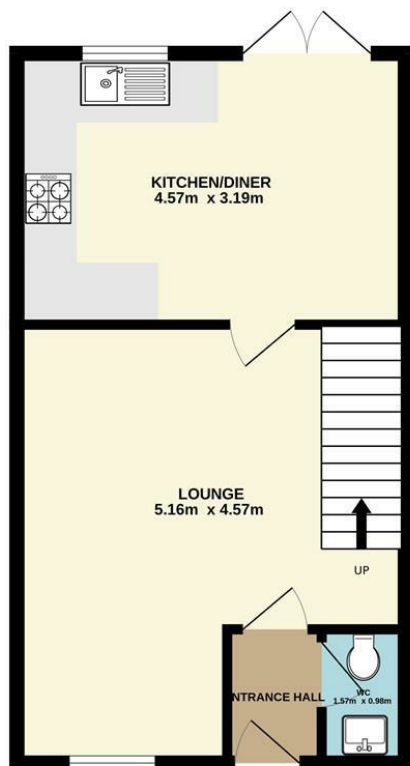




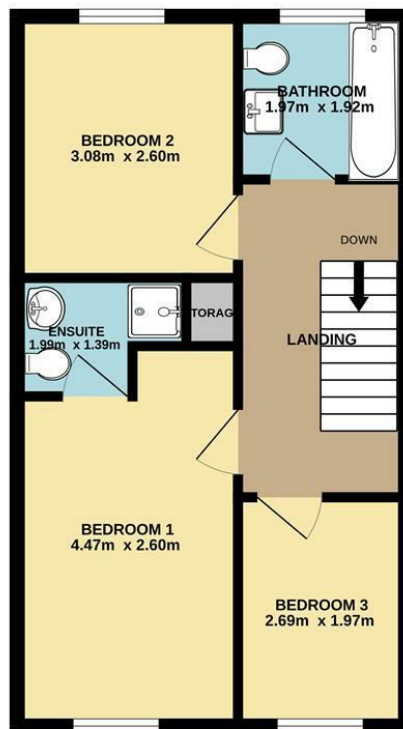




GROUND FLOOR
38.2 sq.m. approx.



1ST FLOOR
38.2 sq.m. approx.



TOTAL FLOOR AREA: 76.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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LOCAL AUTHORITY

Barnsley MBC

TENURE

Freehold

EPC RATING:

B

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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