



Offers over £200,000

TENURE : FREEHOLD

Churchfield Terrace, Cudworth, Barnsley, S72

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Ideal Family Home

Modern Fitted Kitchen

Well Presented Throughout

Spacious Lounge

Bright Conservatory

Three Generous Bedrooms

Movenowproperties.com LTD
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 info@movenowproperties.com |

01924 249349

Website: <https://movenowproperties.com>

**MoveNow
Properties**

Movenowproperties are proud to present this beautifully maintained three-bedroom semi-detached family home, situated in the highly sought-after area of Cudworth. Offering spacious and versatile accommodation throughout, this well-presented property benefits from three reception areas, a modern kitchen, generous rear garden, private driveway.

Porch

Entering the property through the front porch, you are welcomed into a practical entrance space ideal for coats and footwear before stepping into the main hallway.

Hallway

The hallway provides access to the principal ground floor accommodation and staircase leading to the first floor, creating a welcoming entrance to the home.

Living Room

Measurements: 13'0" x 12'5" (3.95m x 3.79m)

Positioned to the front of the property, the spacious living room enjoys excellent natural light from the large bay window. A feature gas fireplace creates an attractive focal point, making this a warm and inviting space for relaxing and entertaining.

Dining Room

Measurements: 11'0" x 10'1" (3.36m x 3.06m)

Located to the rear of the living room, the dining room offers ample space for family dining and entertaining guests. Its central position provides easy access to both the kitchen and conservatory, creating a practical flow throughout the ground floor.

Conservatory

Measurements: 13'1" x 8'5" (3.99m x 2.56m)

Accessed from the dining room, the conservatory is a wonderful additional reception space filled with natural light. Overlooking the rear garden, it provides the perfect setting for a sitting area, home office or playroom while offering direct access outside.

Kitchen

Measurements: 13'5" x 7'6" (4.08m x 2.29m)

Situated to the side of the dining room, the modern kitchen is fitted with a range of matching wall and base units, complemented by integrated ovens and hob, dishwasher and fridge freezer. There is also space for a washing machine and excellent worktop space for everyday family living.

Understairs Storage

Conveniently positioned off the hallway, the useful understairs store provides valuable additional storage space.

Landing

The first-floor landing provides access to all bedrooms, the family bathroom and loft access. The loft is partially boarded, offering further storage potential.

Master Bedroom

Measurements: 13'0" x 11'0" (3.95m x 3.36m)

Located to the front of the property, the generous master bedroom is a spacious double room with plenty of space for freestanding furniture.

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Bedroom Two

Measurements: 11'0" x 9'6" (3.36m x 2.90m)

Positioned to the rear, bedroom two is another well-proportioned double bedroom overlooking the rear garden.

Bedroom Three

Measurements: 9'11" x 7'8" (3.03m x 2.34m)

Located adjacent to the landing, bedroom three is a generous single bedroom and benefits from built-in storage, making it ideal as a child's bedroom, guest room or home office.

Family Bathroom

Measurements: 7'6" x 6'7" (2.29m x 2.00m)

The family bathroom comprises a three-piece suite together with a separate shower cubicle, providing practicality and convenience for modern family life.

Outside

To the front of the property is a forecourt area together with a gated private driveway providing off-street parking.

To the rear is a generous enclosed garden offering a patio seating area, lawn, three storage sheds and an external outbuilding with WC. The garden provides excellent outdoor space for families, entertaining and gardening enthusiasts alike.

Location

Situated in the popular residential area of Cudworth, the property enjoys convenient access to a wide range of local amenities including supermarkets, shops, schools, healthcare facilities and leisure amenities. The area is particularly popular with families due to its excellent schooling options and community feel.

Commuters benefit from superb transport links with easy access to Barnsley, Wakefield, Doncaster and surrounding areas via the nearby road network. Public transport services are readily available, while nearby countryside and green spaces offer excellent opportunities for walking and outdoor recreation.

This fantastic home combines spacious accommodation, excellent outdoor space and a convenient location, making it an ideal purchase for families, first-time buyers and those looking to upsize

EPC Rating: B

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: Semi-detached

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

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

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- Parking type: Off road.
- 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.
- 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.
- We advise all clients to discuss the above points with a conveyancing solicitor.

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Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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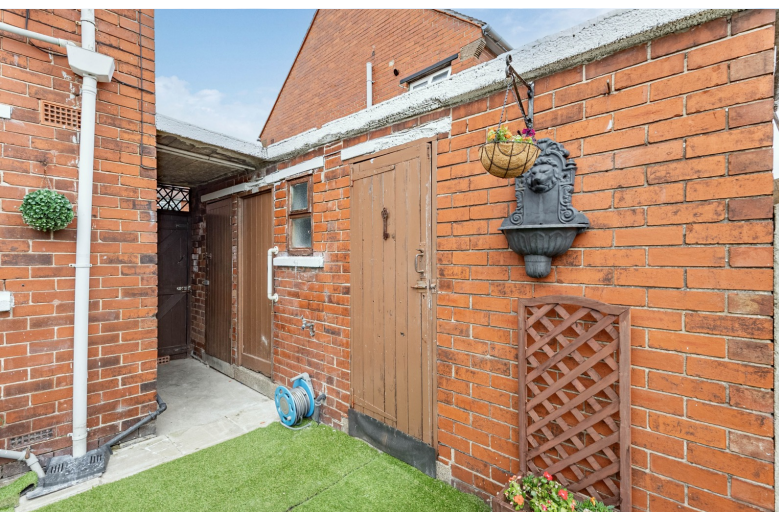
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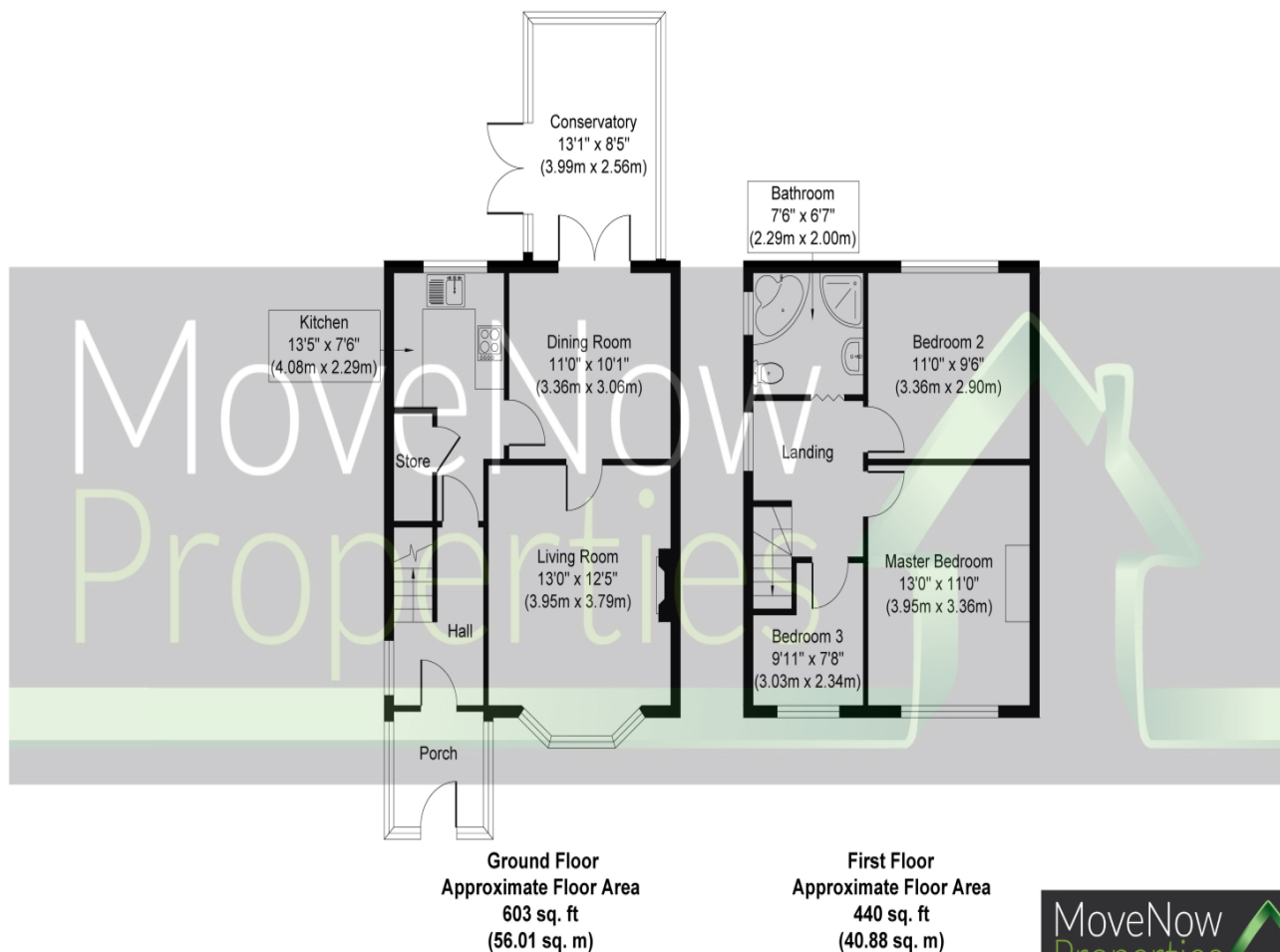
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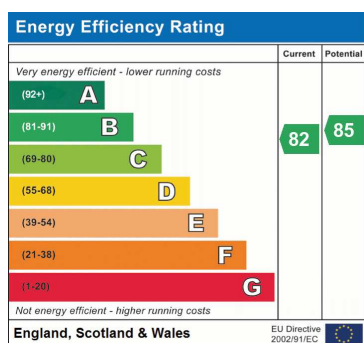






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