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**LINLEY &
SIMPSON**



PONTEFRACT ROAD, CUDWORTH, BARNSELY, S72 8AE

Linley and Simpson have pleasure in marketing this stone fronted through terraced property located in the popular location of Cudworth, Barnsley.

Asking Price £59,995



www.linleyandsimpson.co.uk

The accommodation comprises: Lounge with coal effect gas fire, kitchen, first floor double bedroom, half tiled bathroom with modern white suite, occasional room which is ideal for a dressing room or study space, staircase leading to attic bedroom two. The property further benefits from gas central heating, double glazing, courtyard style garden to rear, as well as off street parking to the rear.

Viewing highly recommended to appreciate the accommodation on offer.

GROUND FLOOR

ENTRANCE

Double glazed entrance door with access into the lounge.

LOUNGE 13'0" x 14'0" (3.96m x 4.26m)

Double glazed window to front, wood effect fireplace with marble inset and hearth housing living flame gas fire, TV & telephone points, central heating radiator.

KITCHEN 10' x 9'3" (3.04m x 2.84m)

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl sink unit, electric cooker point and space for washing machine. Tiled floor, central heating radiator, access to cellar, first floor, double glazed window to rear and double glazed door to rear courtyard style garden.

LOWER GROUND FLOOR

CELLAR

Housing combi boiler.

FIRST FLOOR

LANDING

Built-in cupboards, central heating radiator.

BEDROOM ONE 10'0" x 14'0" (3.06m x 4.26m)

Double glazed window to front, feature fireplace and central heating radiator.

OCCASIONAL ROOM 10'0" x 6'8" (3.05m x 2.04m)

Double glazed window to rear, central heating radiator and access to attic room bedroom two.

BATHROOM

Fitted with a white 3 piece suite comprising panelled bath, hand basin and low level WC. Tiled walls, central heating radiator, extractor fan and double glazed window to rear.

SECOND FLOOR

ATTIC/BEDROOM TWO 10'0" x 13'2" (3.04m x 4.00m)

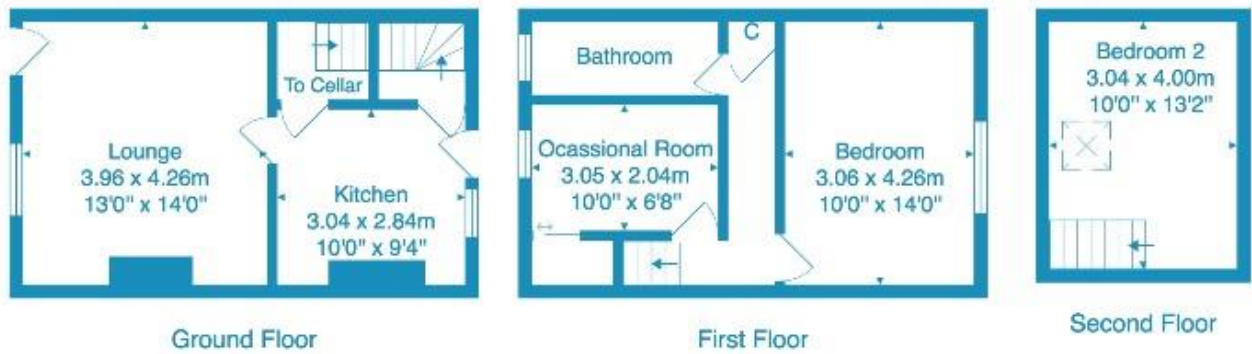
Double glazed Velux window to rear, central heating radiator.

OUTSIDE

REAR GARDEN

Gate to rear leading to a parking area, concrete storage shed, driveway and fenced boundaries.





All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	66	68	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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