



**£340,000**

**TENURE : FREEHOLD**

**Pinfold Gardens, Cudworth, S72**

**Bedrooms : 4**

**Bathrooms : 3**

**Reception Rooms : 3**

**Immaculate four-bedroom detached property in a sought-after location**

**high-spec kitchen with quartz worktops and integrated appliances**

**Two en-suite bedrooms with fitted wardrobes**

**Open-plan conservatory creating a fantastic extended living space**

**Modern**

**Two spacious reception rooms ideal for family living**

**Movenowproperties.com LTD**  
10 Rishworth street, Wakefield, WF1 3BY  
**info@movenowproperties.com |**

**01924 249349**

**MoveNow  
Properties**

**Website: <https://movenowproperties.com>**

MoveNowProperties would like to proudly present a beautifully presented four-bedroom detached family home located in the desirable village of Cudworth, Barnsley. Finished to an exceptional standard throughout, this impressive property offers spacious living, stylish interiors, and excellent modern features—perfect for families, first-time buyers seeking extra space, or anyone looking for a truly turn-key home.

### Property Overview

This fantastic family home has been lovingly maintained and finished to a high standard throughout. Offering generous room sizes, modern décor, and an exceptional layout, the property briefly comprises: an impressive kitchen opening into a conservatory, two reception rooms, downstairs WC, four bedrooms (two with en-suites), three bathrooms, and private allocated parking for two vehicles.

Homes like this rarely come to market—viewing is highly recommended to appreciate the space and quality on offer.

### Entrance Hall

A welcoming hallway featuring a front-facing UPVC entrance door, central heating radiator, and staircase leading to the first floor.

### Lounge

**Measurements: 3.48 x 6.19 (11'5" x 20'3")**

A spacious, beautifully presented living room with a front-facing UPVC window, two radiators, decorative coving, and neutral décor. The focal point is the elegant fireplace with living flame gas fire. French doors lead directly onto the rear garden, allowing natural light to flood the room.

### Dining Room

**Measurements: 2.82 x 2.62 (9'3" x 8'7")**

Positioned at the rear of the home with a UPVC window overlooking the garden, this room is ideal for formal dining or a secondary family space. Tastefully decorated with tiled flooring.

### Kitchen

**Measurements: 5.48 x 2.71 (17'11" x 8'10")**

A stunning modern kitchen, fitted with quartz worktops, bronze splashbacks, and a full range of wall, base, and drawer units. Integrated appliances include a washing machine, dishwasher, fridge-freezer, microwave, electric oven, and induction hob with extractor. Features include under-cabinet lighting and a tall central heating radiator. A perfect blend of style and functionality.

### Conservatory

**Measurements: 4.65 x 2.52 (15'3" x 8'3")**

Built on a brick base with UPVC glazing and a side entrance door, this bright and airy space offers peaceful views of the rear garden and extends the living area beautifully—ideal for relaxing or entertaining.

### Downstairs WC

**Measurements: 1.29 x 1.50 (4'2" x 4'11")**

Fitted with a low-flush WC, pedestal wash basin, and radiator.

### First Floor

#### Bedroom One

**Measurements: 2.69 x 3.44 (8'9" x 11'3")**

A well-proportioned double room with fitted wardrobes, spotlighting, and neutral décor. Front-facing UPVC window and central heating radiator.

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**En-suite**

**Measurements: 1.54 x 2.66 (5'0" x 8'8")**

Includes a walk-in shower, hand basin, low flush WC, radiator, and opaque UPVC window.

**Bedroom Two**

**Measurements: 3.13 x 3.16 (10'3" x 10'4")**

Another generous double bedroom with fitted wardrobes, rear-facing UPVC window, and its own:

**En-suite Shower Room**

**Measurements: 0.78 x 2.09 (2'6" x 6'10")**

Includes a shower cubicle and hand wash basin.

**Bedroom Three**

**Measurements: 2.80 x 2.96 (9'2" x 9'8")**

A spacious double room with neutral décor, front-facing UPVC window, and radiator.

**Bedroom Four**

**Measurements: 2.04 x 2.12 (6'8" x 6'11")**

A versatile single bedroom currently used as a dressing room—ideal as a nursery, office, or study.

**Family Bathroom**

**Measurements: 2.10 x 1.66 (6'10" x 5'5")**

Fitted with a bath, pedestal wash basin, low flush WC, radiator, and opaque UPVC window.

**Exterior**

**Front Elevation**

Attractive frontage featuring an artificial lawn enclosed by a brick wall and iron gate, offering both kerb appeal and low maintenance.

**Rear Elevation**

A fantastic, low-maintenance rear garden with artificial lawn and patio area—perfect for family enjoyment, entertaining, or relaxing on warmer days.

**EPC Rating: C**

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band C

Property Type: 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

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.

### **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.

### **DISCLAIMER:**

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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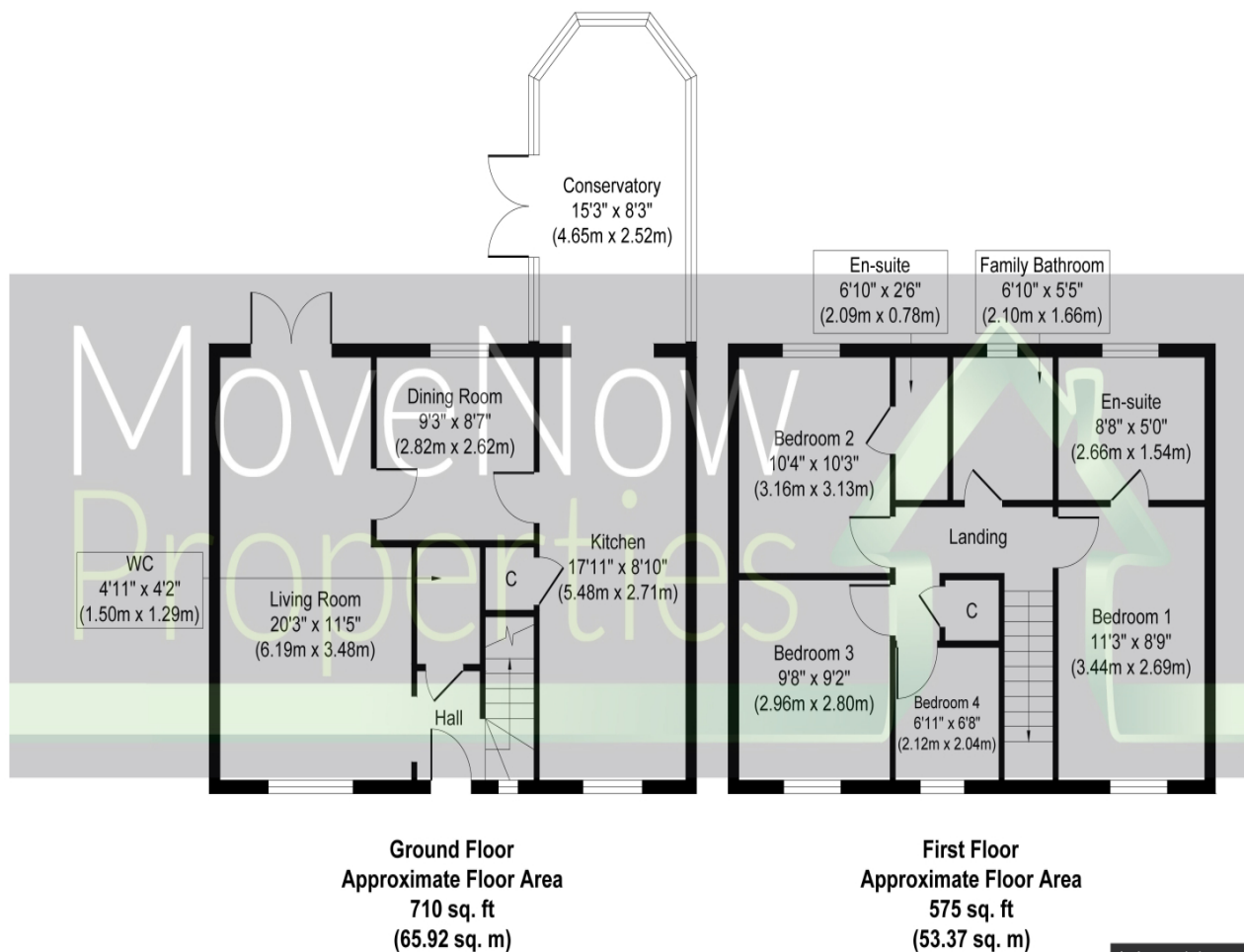












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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