



OFFERS OVER

£184,950

Quarry Bank Close

Cudworth, Barnsley, S72 8BJ

PROPERTY SUMMARY

This impressive home on Quarry Bank Close, Cudworth, offers 1,238 sq ft of modern, turn-key living in a highly desirable setting. Built in 2000, the property welcomes you with a bright and comfortable reception room, perfect for relaxing or entertaining. It features three generously sized bedrooms, providing flexible space for family, guests, or home working. The luxury fully tiled bathroom adds a touch of elegance with its contemporary design. At the heart of the home is the newly fitted, stylish kitchen, complete with quality integrated appliances, making cooking both enjoyable and convenient. One of the standout features is the far-reaching view over Barnsley and the surrounding countryside, delivering a peaceful and scenic backdrop every day. Outdoor enthusiasts will appreciate the close proximity to the Trans Pennine Trail, offering excellent walking and cycling opportunities. With parking for up to three vehicles, this home offers both comfort and practicality, making it an ideal choice for first-time buyers seeking modern living in a picturesque location.

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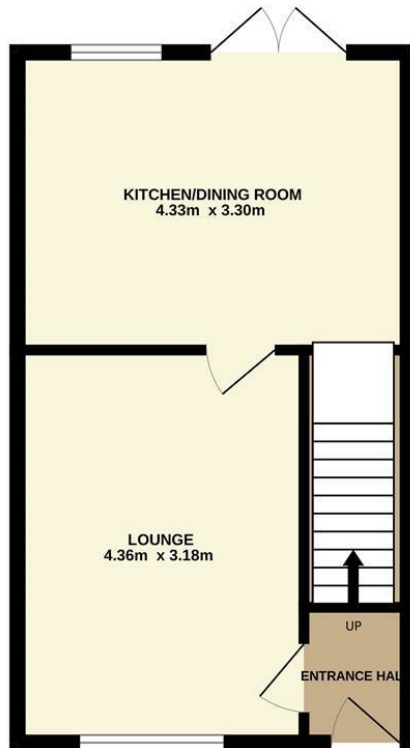


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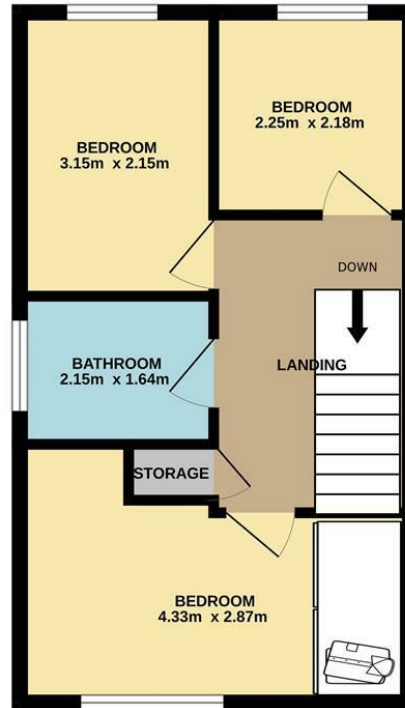




GROUND FLOOR
33.2 sq.m. approx.



1ST FLOOR
33.2 sq.m. approx.



TOTAL FLOOR AREA: 66.4 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 BMC

TENURE

Freehold

EPC RATING

C

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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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