

HUNTERS[®]

HERE TO GET *you* THERE



2 RING FARM VIEW

HUNTERS[®]

HERE TO GET *you* THERE

2. Ring Farm View, Cudworth, Barnsley, South Yorkshire,
S72 8FT

2. Ring Farm View, Cudworth, Barnsley, South Yorkshire, S72 8FT

£360,000

Welcome to this charming four-bedroom detached house located in the desirable neighbourhood of Ring Farm View, Cudworth, Barnsley, South Yorkshire. This property is perfect for families seeking a spacious and comfortable home in a friendly community.

As you enter, you are greeted by a bright and airy living room that sets a welcoming tone for the rest of the house. The modern kitchen is well-equipped and features a convenient utility room, making daily chores a breeze. Additionally, there is a study, ideal for those who work from home or need a quiet space for reading and relaxation. A handy WC is also located on the ground floor for added convenience.

Upstairs, you will find four generously sized bedrooms, providing ample space for family members or guests. The master bedroom boasts an en-suite bathroom, ensuring privacy and comfort, while a well-appointed family bathroom serves the other bedrooms.

The outdoor space is equally impressive, featuring a spacious back garden that is perfect for children to play or for hosting summer gatherings. A large detached garage offers additional storage or parking for one vehicle, enhancing the practicality of this lovely home.

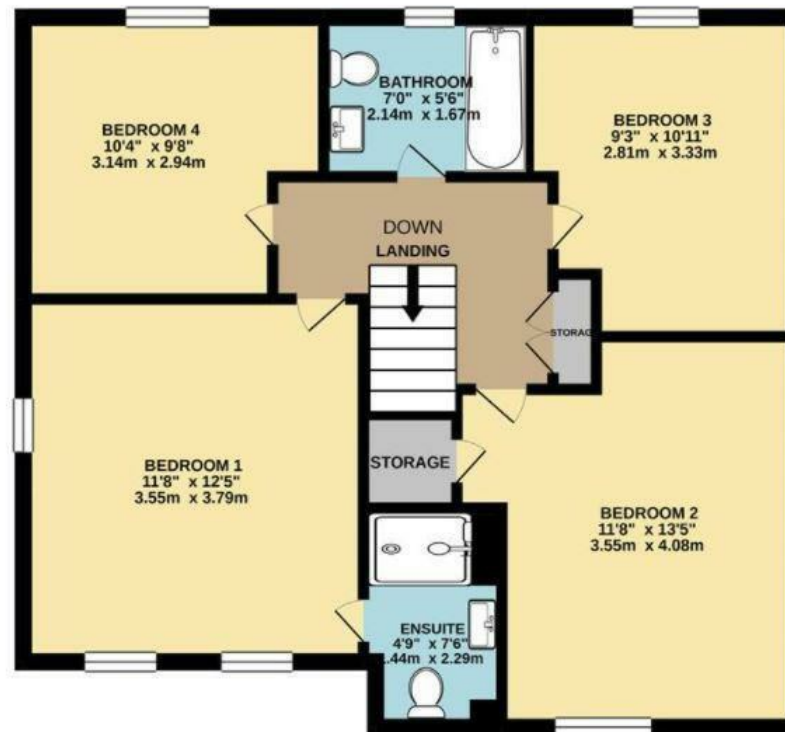
Situated in a sought-after location, this property is close to local schools, shops, and transport links, making it an ideal choice for families. With its combination of space, modern amenities, and a friendly street atmosphere, this house is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss your chance to make this delightful property your new home.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com

GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.3 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.
Made with Metropix ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hall

Welcomed into the property via the composite entrance door into the hall with laminate flooring, stairs rising to the first floor with fitted carpets, a wall mounted radiator and access to all rooms on the ground floor.

Lounge

11'8" x 16'6"

The spacious lounge offers fitted carpet, a wall mounted radiator and a PVCu double glazed window to the front elevation.

Kitchen Dining Room

11'9" x 26'6"

An exceptionally spacious open plan kitchen and dining room, the kitchen is fitted with a range of modern wall and base units featuring integral appliances that includes an electric oven, four ring gas hob with extractor fan over, dishwasher, fridge, freezer and an inset sink and drainer with a swan neck mixer tap over. Also with under unit spot lighting, laminate flooring, a wall mounted radiator and a rear facing PVCu double glazed window. The dining area includes laminate flooring, a wall mounted radiator, a rear facing PVCu double glazed window and PVCu double glazed French style doors accessing the rear garden.

Study

7'0" x 7'5"

A beneficial study room providing fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

Downstairs WC

The downstairs wc with a wash hand basin and wall mounted radiator.

Landing

The landing has fitted carpets, a wall mounted radiator and access to rooms on the first floor.

Bathroom

This modern bathroom is stylishly presented and thoughtfully designed to offer both comfort and practicality. It features a sleek suite comprising a contemporary bath with shower over, a well-proportioned wash basin, and a WC.

The space is enhanced by partially tiled walls, adding a clean and polished finish while maintaining a warm, inviting feel. A radiator provides efficient heating, ensuring the room remains comfortable year-round, while a window allows for natural light and ventilation, creating a bright and airy atmosphere.

Bedroom One

11'8" x 12'5"

The master bedroom offers fitted carpets, a wall mounted radiator and two PVCu double glazed windows to the front elevation.

En-Suite

Leading from the master bedroom is the en suite featuring a three piece suite comprising a low flush WC, pedestal wash hand basin and large step in shower cubicle.

Bedroom Two

11'8" x 13'5"

The second bedroom includes fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

Bedroom Three

9'3" x 10'11"


The third bedroom has fitted carpets, a wall mounted radiator and a rear facing PVCu double glazed window.

Bedroom Four

9'8" x 10'4"

The fourth bedroom provides fitted carpets, a wall mounted radiator and rear facing PVCu double glazed window.

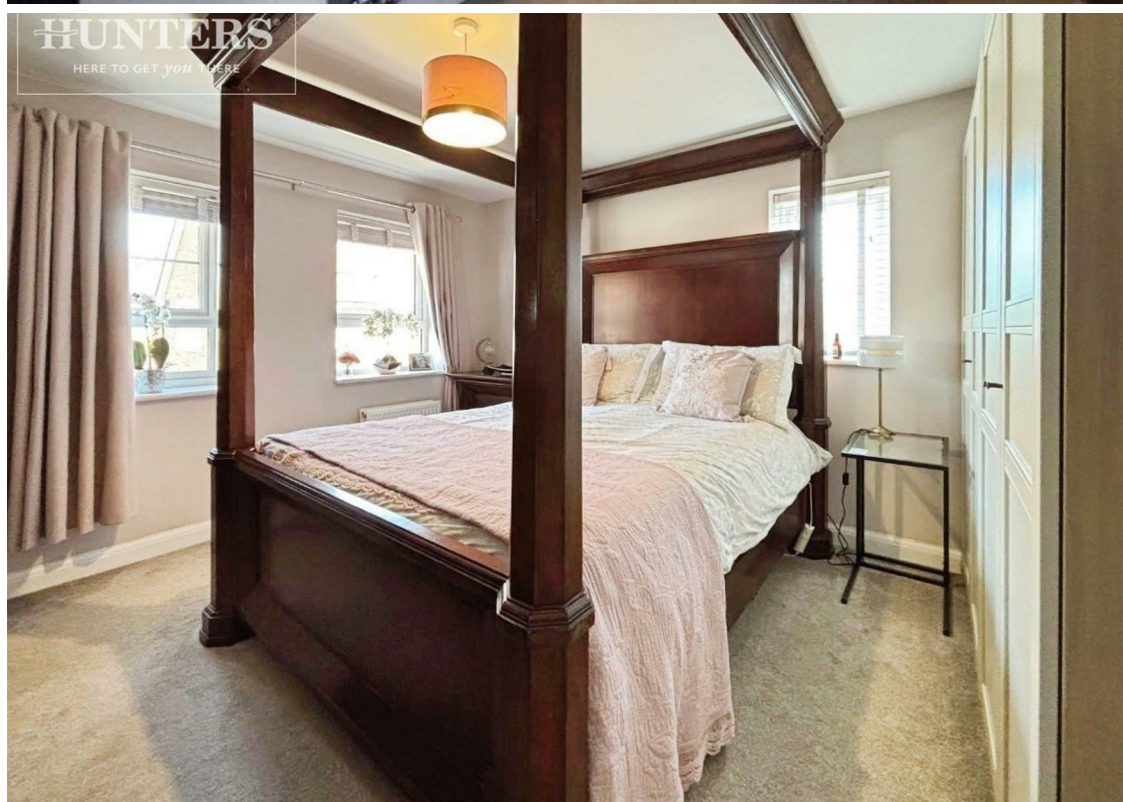
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









HUNTERS®

HERE TO GET *you* THERE

