merryweathers
Est. 1832









121 Newland Avenue, Cudworth, Barnsley, S72 8XB

Asking Price £220,000

This three-bedroom semi-detached house is for sale in Cudworth, Barnsley, and is presented in good condition. The property offers a practical layout with one reception room, a separate dining kitchen and a family bathroom, providing a functional living space suitable for a range of buyers. With an EPC rating of B, the home is energy efficient, which can help to reduce running costs. The council tax band is B.

Cudworth offers a range of local amenities including shops, supermarkets and cafés along the nearby high street in the village centre. There are several primary and secondary schools in the wider Barnsley area, making this location suitable for purchasers needing access to education facilities.

Merryweathers
Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Material Information
Council Tax Band - B
Tenure - Freehold
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
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type - Driveway
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. https://check-for-flooding.service.gov.uk/find-location
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. https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.
AGENT NOTES
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.

Entrance Hallway
With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation

Downstairs WC
With a low flush WC, wash hand basin and central heating radiator.

Lounge
With a front facing upvc and central heating radiator providing a light and airy reception room.

Kitchen
This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include a four ring gas hob, with oven below and extractor above. There are integrated items to include a fridge and freezer and space and plumbing automatic washing machine. There is a rear facing window over looking the well appointed garden and central heating radiator

First Floor Landing
With access to the first floor accommodation.

Master Bedroom
With access to the en suite facility enjoying a front aspect.

En Suite
With a three piece suite comprising of a walk in shower with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom Two
With a rear facing upvc window and central heating radiator.

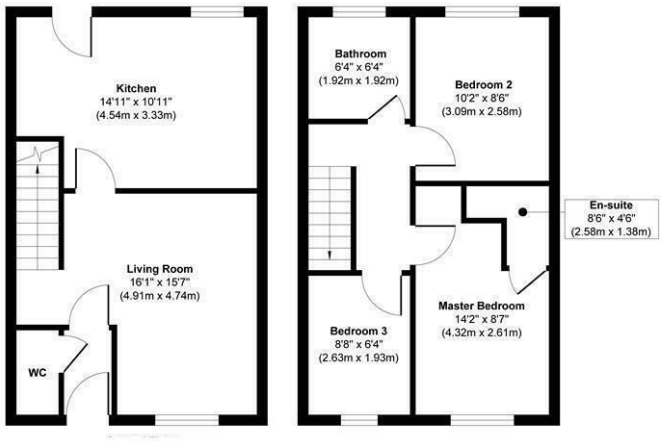
Bedroom Three
With a front facing upvc window and central heating radiator.

Bathroom
Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage
To the rear of the garden, there is a large Garage / Workshop, hosting power and lighting with upvc doors.

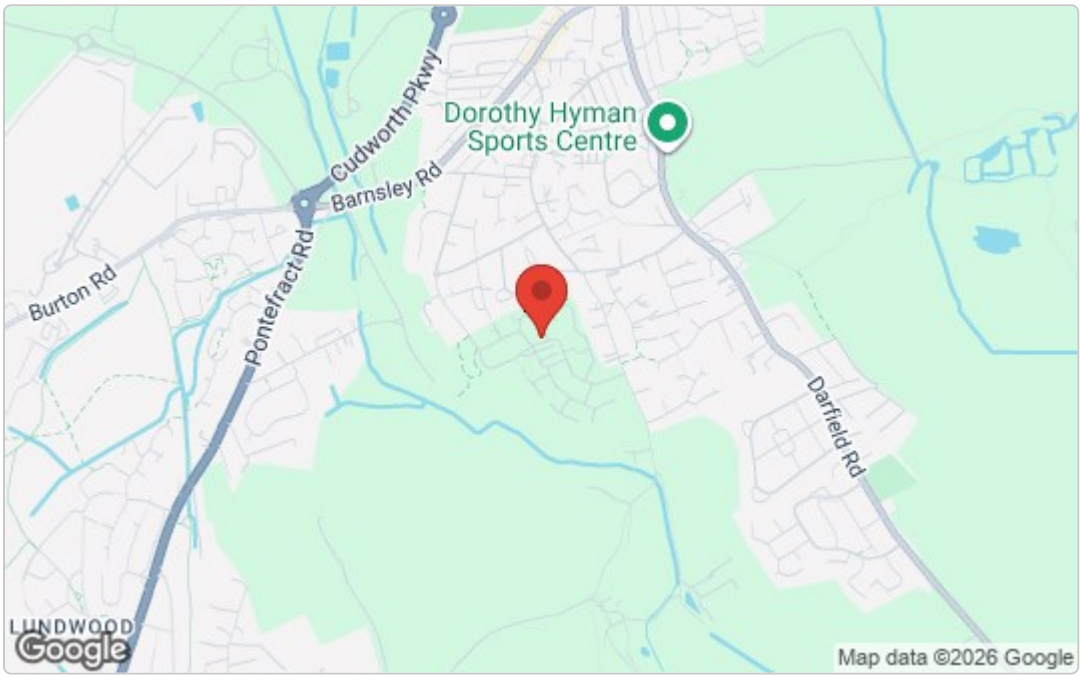
External
To the side of the property there is a Tandem driveway providing off road parking for more than one vehicle. There is also an EV charger to the driveway. To the rear is an enclosed garden, laid to lawn with paved patio areas.

Floor Plan

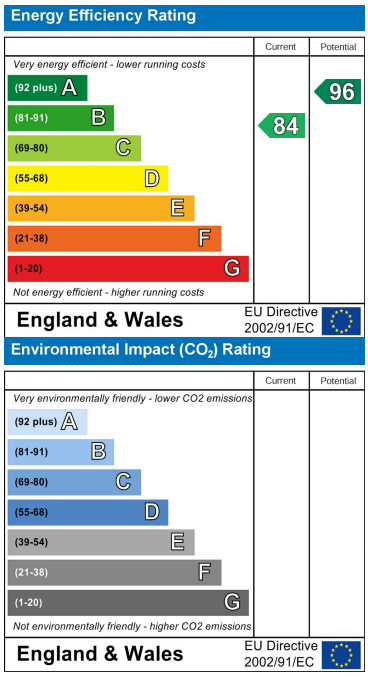


Approx. Gross Internal Floor Area 732 sq. ft / 68.18 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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The Property Ombudsman
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