



8 Albert Street, Cudworth
Barnsley

Offers in Region of **£175,000**



Albert Street

Cudworth, Barnsley

THIS TWO BEDROOM OCCUPIES AN ENVIABLE CORNER PLOT WITH PLENTY OF OUTSIDE SPACE. WITH A GARDEN ROOM EXTENSION TO THE REAR AND A RECENTLY INSTALLED MODERN KITCHEN, THIS PROPERTY FEELS MODERN, PRACTICAL AND EASY TO LIVE IN. THE ROOMS ARE BRIGHT, THE LAYOUT WORKS WELL, AND THE OUTSIDE AREAS OFFER PLENTY OF OPTIONS FOR EVERYDAY USE. IT IS AN IDEAL PROPERTY FOR FIRST TIME BUYERS, DOWNSIZERS OR ALSO AN INVESTMENT OPPORTUNITY. The property briefly comprises of to the ground floor : porch / home office, lounge, kitchen diner and garden room. To the first floor : two generous sized bedrooms and family shower room. To the exterior : front lawn with borders, driveway, garage and rear low maintenance garden & patio.

Council Tax band: A

Tenure: Freehold

- SEMI DETACHED HOME
- OFF ROAD PARKING
- MODERN KITCHEN
- GARDEN ROOM
- CORNER PLOT
- TWO GENEROUS SIZED BEDROOMS



ENTRANCE PORCH

Entrance gained via uPVC double glazed door with an inset stained-glass panel into entrance porch with uPVC double glazed window to the front, inset ceiling spotlights and a central heating radiator. A door leads through to the entrance hall.

ENTRANCE HALL

The entrance hall has a ceiling light, central heating radiator and a staircase rising to first floor. From here we gain entrance to the following rooms.

LOUNGE

A spacious reception room with inset ceiling spotlights, central heating radiator, cupboard housing the boiler and uPVC double glazed window to the front. The main focal point of the room being a disconnected gas fireplace with wooden and marble surround with marble hearth and wooden mantelpiece. A door leads through to the dining kitchen.

DINING KITCHEN

The kitchen itself has a range of wall and base units in navy with contrasting white resin worktops and tiled splashbacks. There are integrated appliances in the form of; integrated electric oven, integrated combi microwave, integrated washing machine, induction hob with chimney style extractor fan over and composite one and half bowl sink with copper effect mixer tap over. there is a ceiling light, under cupboard lighting and uPVC double glazed window. The dining area has ample room for a dining table and chairs. There are inset ceiling spotlights and central heating radiator.



GARDEN ROOM

Accessed from the dinning room, a spacious room with uPVC double glazed patio doors leading to the rear of the property, column style central heating radiator and inset ceiling spotlights.

FIRST FLOOR LANDING

From the entrance hall a staircase rises and turns to the first-floor landing with ceiling light, central heating radiator, uPVC double glazed window and access to loft via a hatch.

BEDROOM ONE

A spacious double bedroom with ceiling light, built in bedroom furniture, dado rail, central heating radiator, walk in wardrobe and uPVC double glazed window overlooking the rear.

BEDROOM TWO

A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

BATHROOM

Comprising of a three-piece suite in the form of; close coupled W.C, pedestal hand basin sat within a vanity unit with chrome taps over and a shower cubicle with mains fed mixer shower within and separate handheld attachment. The room has inset ceiling spotlights, full tiling to walls and floor, central heating radiator and obscure uPVC double glazed window.



GARDEN

To the front of the home is a block paved driveway leading to garage with lawns and mature borders. To the rear of the home is a large, paved seating area with mature borders containing various trees and shrubs, access to garden room and water tap.





ADDITIONAL INFORMATION

The EPC Rating is TBC, and we are informed by the vendor that the property is Freehold .

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday – 8:45 am to 5:30pm

Saturday – 9:00 am – 2:00pm

Sunday – 11:00 am – 1:00pm



Simon Blyth Estate Agents

The Business Village, Barnsley Business & Innovation Centre
Innovation Way - S75 1JL

01226 731730

barnsley@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000