



**HOUSE STYLE**  
End Terraced House

**RECEPTION ROOMS**  
3

**BEDROOMS**  
2

**EPC RATING**  
E

### A GENEROUSLY PROPORTIONED TWO BEDROOMED END OF TERRACE

Enjoying a most pleasant setting on the fringe of Cudworth, overlooking generous gardens with views in the direction of Dorothy Hyman stadium, this stone fronted end of terrace provides attractively presented and well proportioned accommodation which further benefits from gas fired central heating and uPVC double glazing. The accommodation on offer comprises front facing lounge, separate dining room, kitchen with integrated appliances, two first floor bedrooms, beautifully presented bathroom with full height tiling to all walls, generous gardens to the front with further enclosed garden to the rear.

**£530 pcm**

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## Property Details

### GROUND FLOOR



**LOUNGE 13' 9" x 12' 11" (4.19m x 3.94m)** This principal reception room is positioned to the front elevation, the focal point of the room being an attractive raised contemporary styled electric fire. There is also a double panel radiator whilst sliding internal doors give access through to the dining room.



**DINING ROOM 10' 4" x 9' 9" (3.15m x 2.97m)** Providing a single panel radiator and also giving access to a useful understairs storage area.



**KITCHEN 8' 11" x 7' 10"** (2.72m x 2.39m) Providing a generous range of oak effect fronted units comprising an inset stainless steel sink unit with cupboards under, there are further base and wall mounted units and also a good expanse of worktop surfaces having ceramic tiling to the surrounds. There is also a single panel radiator and integrated oven, four ring electric hob, extractor unit, larder fridge and washing machine.



#### FIRST FLOOR

**BEDROOM ONE 13' 9" x 13' 1"** (4.19m x 3.99m) A very well proportioned principal bedroom with front facing window which affords a most pleasant outlook. Double panel radiator.



**BEDROOM TWO 10' 4" x 5' 1"** (3.15m x 1.55m) With rear facing window and single panel radiator.



**BATHROOM** 7' 4" x 6' 6" (2.24m x 1.98m) Displaying full height tiling to the walls and providing a three piece suite in white comprising of a panel bath with shower screen and thermostatic shower over, pedestal wash hand basin and low flush WC. There is also a heated chrome towel rail and a useful bulkhead storage cupboard which contains a gas fired combination heating boiler.



**OUTSIDE** To the front is a generously proportioned principally lawned garden with mature hedge whilst to the rear is an enclosed garden area and also two useful brick built stores.

**SERVICES** All mains are laid to the property.

**HEATING** A gas fired heating system is installed.

**DOUBLE GLAZING** The property benefits from uPVC sealed unit double glazing.

**LANDLORD STIPULATIONS** The landlord stipulates there are to be **NO SMOKERS** and **NO PETS** in the property.



**BOND** A bond of £610.00 is payable in advance

**DIRECTIONS** Leave the centre of Barnsley via Old Mill Lane and Burton Road and continue through Monk Bretton into Cudworth. Upon entering Cudworth take the first turning right onto Manor Road, at the T junction turn right onto St John's Road which in turn runs into White Cross Road, at the next junction with Snyderdale Road turn left and the property will be found immediately on the left hand side.

**BROCHURE VERIFIED IB/SP**

**For More information please contact our office on 01226 767766, view our website [www.butcherez.co.uk](http://www.butcherez.co.uk), see us on [www.twitter.com/butcherez](https://www.twitter.com/butcherez) or email us at [penistone@butcherez.co.uk](mailto:penistone@butcherez.co.uk)**

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