



Pontefract Road, Cudworth, Barnsley

PRICE: £89,500

- NEW KITCHEN
- NEW BATHROOM
- FRESHLY DECORATED
- ALL NEW CARPETS
- WELL PROPORTIONED
- THREE BEDROOMS
- GARDENS TO FRONT AND REAR
- GAS CENTRAL HEATING

A newly refurbished, three bedroomed mid terrace home with new fitted Kitchen; including new oven, new bathroom suit, and new carpets throughout. Newly decorated and offering an enclosed front garden set to lawn plus a good-sized rear garden with gated access and brick-built outbuildings great for storage. Viewing is essential to appreciate this well-proportioned property offering immediate vacant possession ideal for first time buyers and investors alike.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

Accommodation Comprises

A newly refurbished, three bedroomed mid terrace home with new fitted Kitchen; including new oven, new bathroom suit, and new carpets throughout. Newly decorated and offering an enclosed front garden area set to lawn plus a good sized, low maintenance, enclosed rear garden with gated access and brick built double outhouse great for storage. The property is conveniently situated for access to Cudworths local amenities and we would recommend that viewing is essential to appreciate this well-proportioned property which offers immediate vacant possession ideal for first time buyers and investors alike.

Ground floor

A double glazed entrance door opens into the lounge.

LOUNGE

12'6" x 13'6"

Having been recently redecorated and re carpeted, this light and airy reception room is located to the front elevation, having a double glazed window with double panel central heating radiator beneath. There is a feature gas fire set onto the chimney breast and access is presented into the inner hallway.

Inner hallway

Having stairs rising to the first floor landing and provides access through into the dining kitchen.

DINING KITCHEN

12'5" x 13'2"

A very well proportioned room, having a double glazed window overlooking the rear garden and a doorway presenting access to the rear hallway. The kitchen features a range of newly installed wood effect wall and base units which are topped with a roll edge work surface that incorporates a stainless steel sink and drainer unit with mixer tap over. The splash backs are tiled in complimentary tiling and appliances include a newly installed, built in electric fan oven, four ring gas hob and extractor hood over. There is under counter plumbing for an automatic washing machine and ample space for a free standing fridge freezer as well as a dining table. The room also has a double panel central heating radiator and access to a pantry located under the stairs with shelving being ideal for additional storage.

Rear hallway

Having a double glazed entrance door presenting access to the rear garden, vinyl flooring and provides access to the bathroom.

Bathroom

Presented to the rear elevation the bathroom features a newly installed built in white bathroom suite comprising pannelled bath with electric shower over, low flush W.C. and a pedestal wash hand basin, central heating radiator and part tiling to the walls

First floor landing

Presents access to three bedrooms and the loft space.

BEDROOM ONE

13'0" x 12'6"

A very well proportioned double bedroom located to the front elevation, having a double glazed window with double panel central heating radiator beneath as well as a built in cupboard which currently houses the hot water cylinder tank and has shelving, ideal for storage.

BEDROOM TWO

7'7" x 13'3"

A second double room having a double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE/OFFICE

10'3" x 4'5"

Having a double glazed window and central heating radiator.

Externally

To the front elevation is a garden set to lawn within a red brick boundary wall with neat Privet hedge. To the rear is a good sized enclosed, low maintenance garden area benefiting from brick-built outbuildings which provide an ideal storage area.

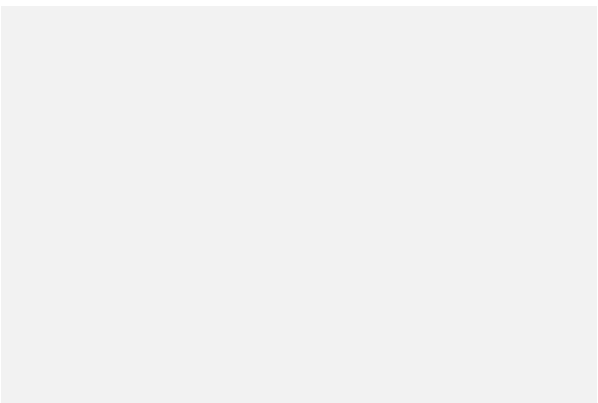
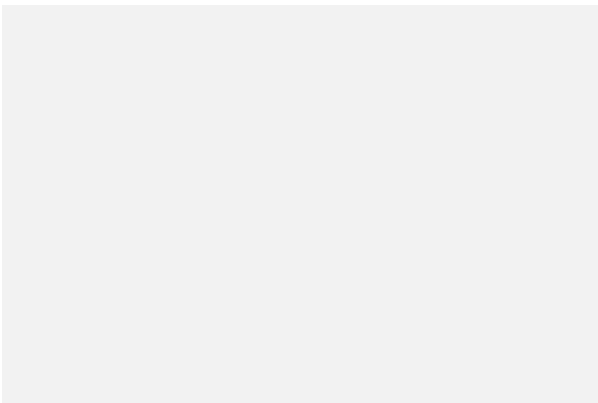
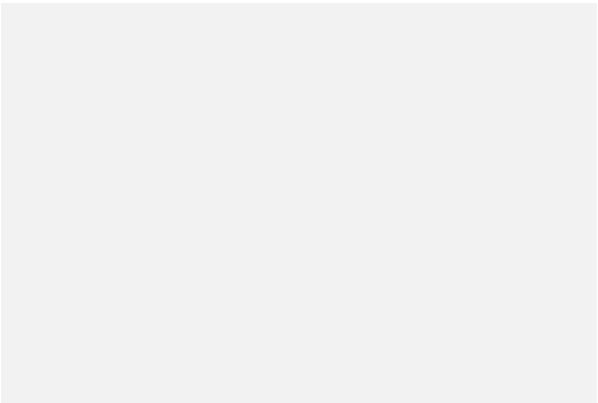
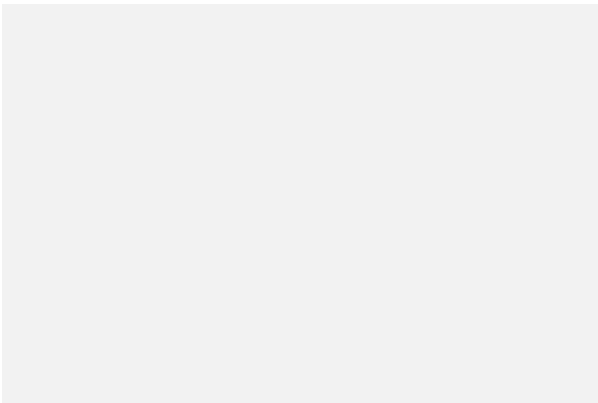
Additional information

Freehold property with mains gas, electric, water and drainage.

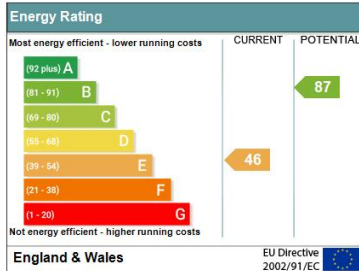
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Fixtures and fittings by separate negotiation





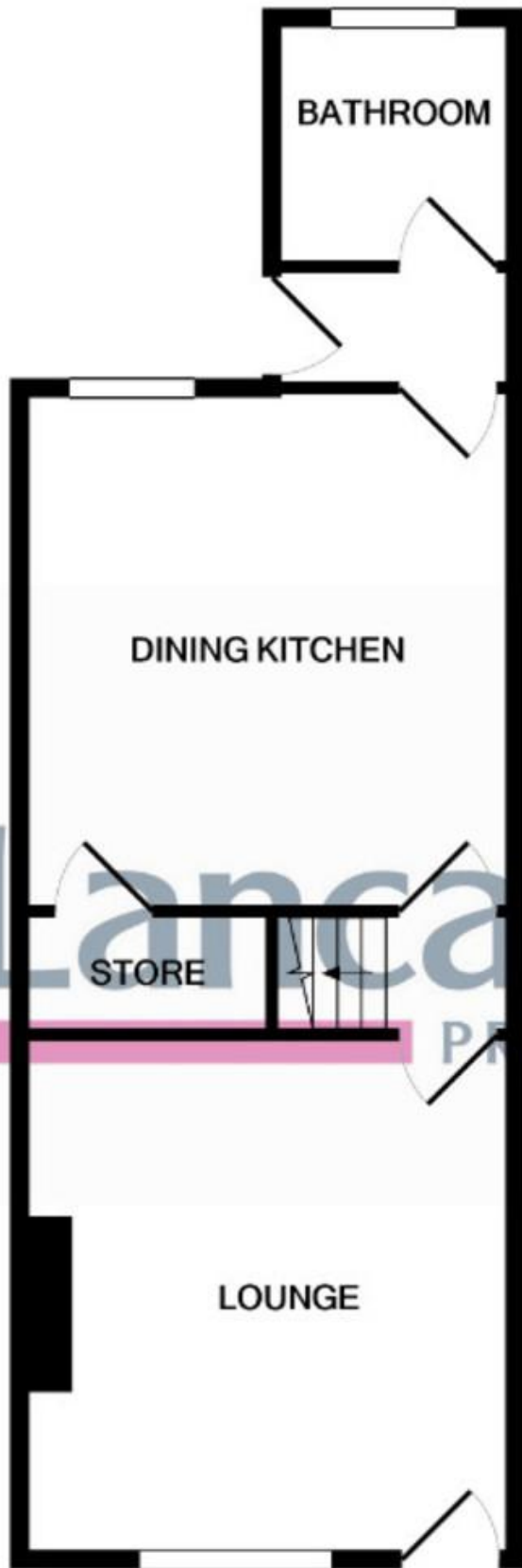
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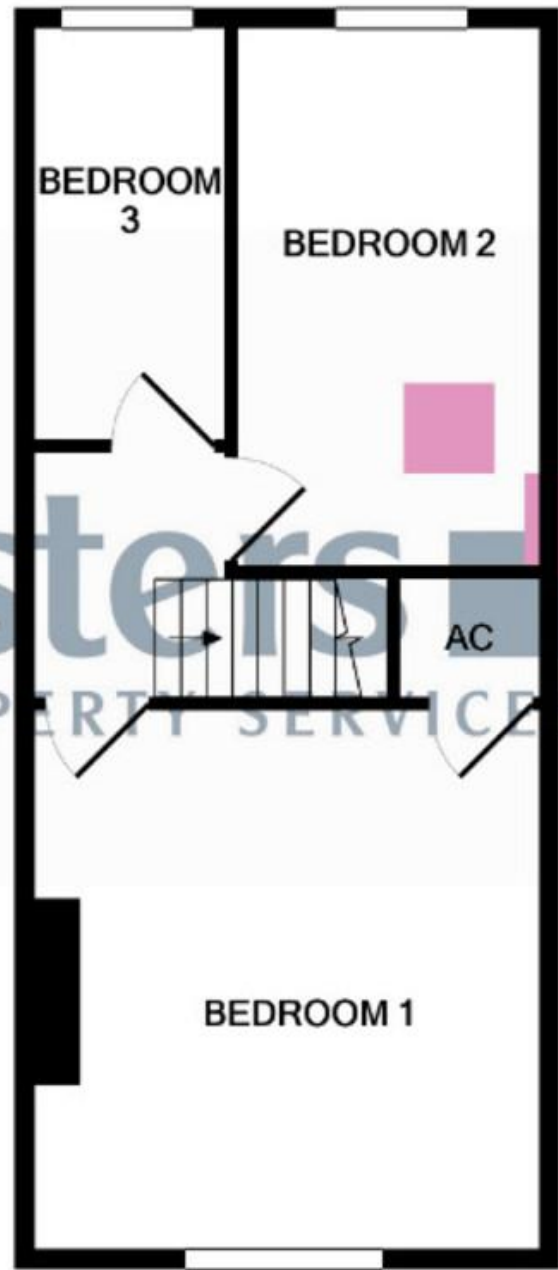
IMPORTANT NOTE

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FLOORPLAN



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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