



**14 Quarry Bank Close**  
Cudworth, Barnsley, S72 8BJ

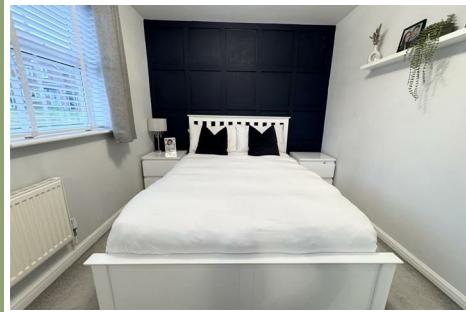
**Offers Over £184,950**



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## **Entrance**

3'9" x 3'10" (1.15 x 1.19)

## **Lounge**

14'3" x 10'5" (4.36 x 3.18)

## **Dining Kitchen**

14'2" x 10'9" (4.33 x 3.30)

## **Landing**

### **Bedroom One**

14'2" x 9'4" (4.33 x 2.87)

### **Bedroom Two**

10'4" x 7'0" (3.15 x 2.15)

### **Bedroom Three**

7'4" x 7'1" (2.25 x 2.18)

## **Outside**

## **Garage**

## **Key Features**

### **Beautiful Turn-Key Home**

This modern, well-maintained property offers 1,238 sq. ft. of thoughtfully arranged living space, providing a comfortable and practical layout ideal for today's lifestyle. Built in 2000, it combines contemporary convenience with long-established charm, allowing buyers to move straight in with nothing to update.

### **Stylish Fitted Wardrobes in the Master Bedroom**

The master bedroom benefits from high-quality, stylish fitted wardrobes that offer excellent storage while enhancing the overall aesthetic. These wardrobes maximise space efficiently while maintaining a clean, elegant look.

### **Newly Installed Modern Kitchen with Integrated Appliances**

A beautifully designed new kitchen sits at the heart of the home, featuring sleek cabinetry, modern worktops, and integrated appliances. This functional

yet stylish space is perfect for both everyday living and entertaining.

### **Welcoming, Spacious Reception Room**

The generous reception room provides a warm and inviting environment ideal for relaxing, socialising, and family time. Its versatile layout allows for various furniture options to suit your style.

### **Three Generously Sized Bedrooms**

All bedrooms are well-proportioned, offering flexibility for families, guests, or those needing a dedicated home office. Each room benefits from excellent natural light and comfortable space.

### **Luxury Fully Tiled Modern Bathroom**

Finished with contemporary tiles and high-quality fittings, the bathroom offers a peaceful setting—perfect for unwinding after a long day.

### **Attractive Patio Area with Far-Reaching Views**

The outdoor patio area provides an ideal space for dining, entertaining, or simply enjoying the fresh air. With far-reaching views across Barnsley and the surrounding countryside, it offers a truly picturesque setting.

### **Located Near the Trans Pennine Trail**

Perfect for nature lovers, the property is just moments from the Trans Pennine Trail, offering miles of walking and cycling routes amidst beautiful scenery.

### **Parking for Up to Three Vehicles Plus Garage**

The property provides excellent parking facilities, including space for two vehicles along with the added convenience of a garage. This extra storage and secure parking option ensures practicality for residents and visitors alike.

### **Peaceful Position on Quarry Bank Close, Cudworth**

Situated in a quiet, desirable cul-de-sac, the home

enjoys a friendly community feel while remaining close to local amenities, outdoor spaces, and transport links.

### **Book a Viewing**

If you would like to book a viewing of this property please call one of our property advisors on 01226 771333 Monday to Friday between 9am to 5pm or visit [www.psbarndsley.co.uk](http://www.psbarndsley.co.uk)

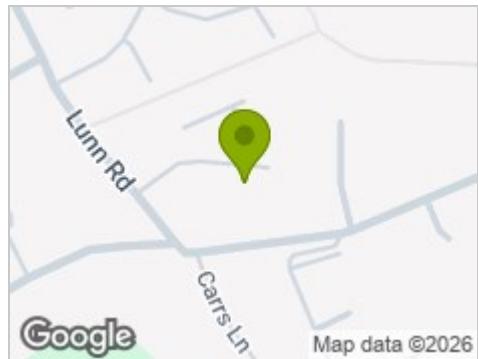
### **Thinking of Selling?**

If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

The Property Shop, 208 Barnsley Road, Cudworth  
Barnsley, S72 8UJ



## Road Map



## Hybrid Map



## Terrain Map



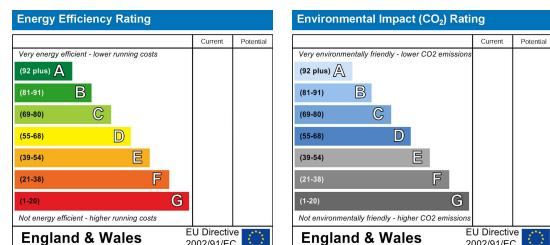
## Floor Plan



## Viewing

Please contact our TPS Barnsley Office on 01226 771333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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