



1 cottage court Horbury Road, Cudworth, Barnsley, S72 8TS

Offers In The Region Of £250,000

Offered to the market with NO VENDOR CHAIN is this well presented DETACHED bungalow located in Cudworth Barnsley. The Property briefly comprises of a spacious lounge with conservatory, family bathroom and three bedrooms two of which are doubles. The Property is neutrally decorated throughout and features a drive way with single garage.

Viewing is HIGHLY recommended to appreciate what this property has to offer call Merryweathers today on 01226 730850 to arrange you viewing.

Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - 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 Hall



With a front facing UPVC entrance door and central heating radiator. the hall also features two storage cupboards with one housing the boiler.

Lounge 15'7" x 19'1" reducing to 10'3" (4.76 x 5.82 reducing to 3.13)



With a side facing upvc window, two central heating radiators, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire inset.

Conservatory 9'6" x 10'10" (2.90 x 3.32)



With UPVC glazing to include a side facing entrance door and enjoying views over the rear garden.

Kitchen 8'3" x 10'11" (2.54 x 3.35)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator.

Bathroom 6'3" x 6'5" (1.93 x 1.96)

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

Bedroom One 6'3" x 6'5" (1.93 x 1.96)



The property boasts of a open garden with lawn area and driveway with single detached garage.

With a side facing UPVC window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 8'10" x 8'8" (2.71 x 2.66)



With a side facing UPVC window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Three 6'4" x 8'10" (1.94 x 2.71)

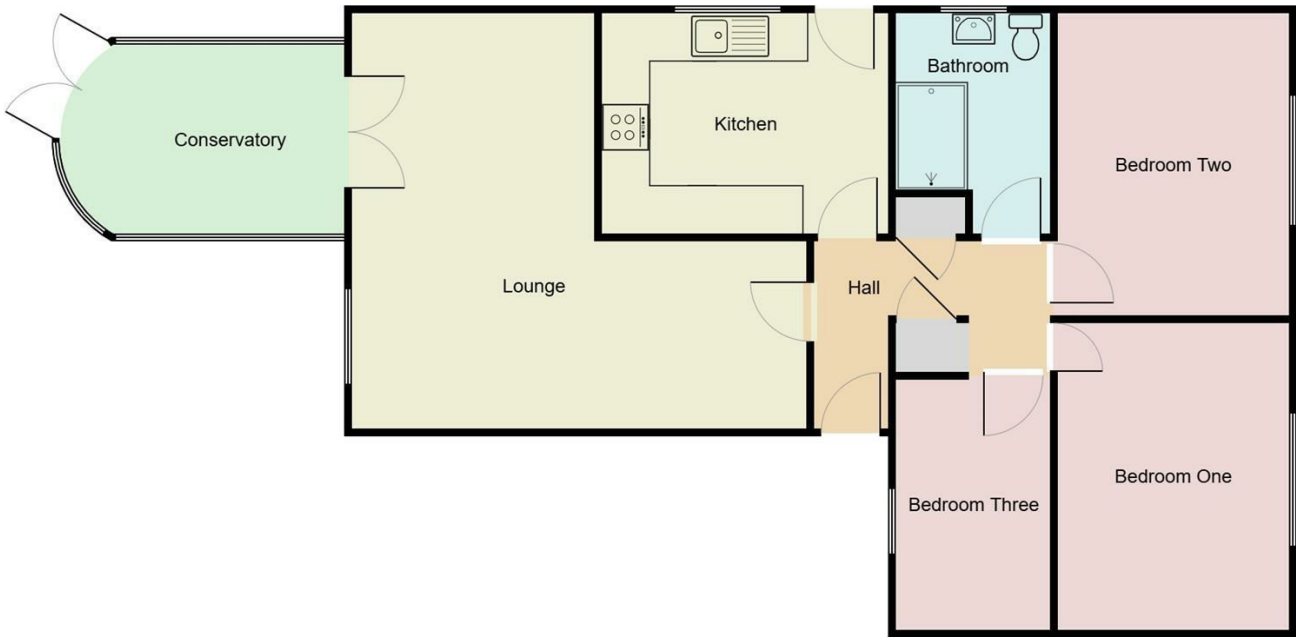


With a side facing UPVC window, central heating radiator and comprehensive fitted wardrobes.

External



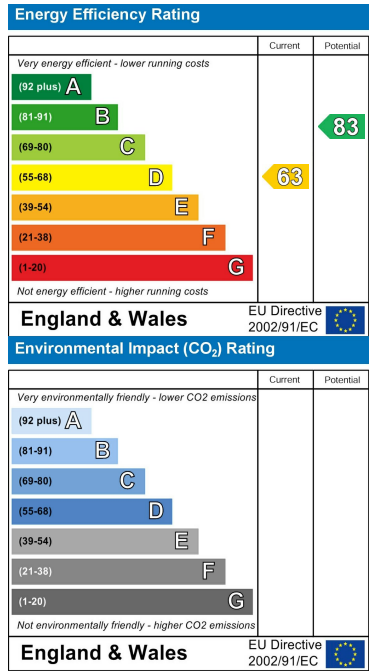
Floor Plan



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.

www.merryweathers.co.uk

Merryweathers (Barnsley) Limited

Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk

Offices also at: Rotherham & Mexborough

Registered Office: 16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

