



50 Belle Green Lane, Cudworth, Barnsley, S72 8LU

**Price Guide £250,000**

Offered to the market with NO VENDOR CHAIN is this attractive recently refurbished TWO bedroom detached bungalow in the popular location of Cudworth Barnsley.

The property features a spacious reception room, modern kitchen, two double bedrooms, conservatory, private garden, single garage, and excellent transport links close by making it ideal for first-time buyers or families.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.



## Property Introduction

Presenting this attractive detached bungalow, offered for sale in a highly sought-after location that benefits from excellent public transport links and close proximity to a range of local amenities. This property is ideally suited to first-time buyers and families seeking comfort in a welcoming environment.

The bungalow is neutrally decorated throughout, providing a versatile backdrop for personal touches. Upon entry, you are welcomed into a spacious reception room, distinguished by large windows that invite an abundance of natural light, creating a bright and airy atmosphere perfect for relaxation or entertaining guests.

The kitchen also enjoys excellent natural light, making it a delightful space for meal preparation and dining. Both bedrooms are generous doubles, offering plenty of room for furnishings and storage, ensuring comfort for all occupants.

A well-appointed bathroom features built-in storage, maximising functionality and convenience. The property boasts an EPC rating of C, ensuring a good standard of energy efficiency, and falls within Council Tax Band C.

Externally, the bungalow is complemented by a private garden, ideal for outdoor enjoyment and leisurely afternoons. Additionally, a single garage provides secure parking or useful storage space, catering to a range of lifestyle needs.

This charming bungalow combines practicality with appeal, set in a desirable area with all necessary amenities close by, presenting a wonderful opportunity for prospective buyers. Early viewing is highly recommended to fully appreciate the quality and location of this delightful home.

## Entrance Hall



With a front facing entrance door and central heating radiator.

## Lounge 13'11" x 12'9" (4.26 x 3.90)



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

## Kitchen 10'10" x 8'0" (3.31 x 2.44)



Set beneath the side 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 and rear facing upvc door providing access to the rear garden.

## Rear Bedroom 10'11" x 11'0" (3.35 x 3.37)



With a rear facing upvc window, central heating radiator, decorative coving to the ceiling and comprehensive fitted wardrobes.

## Front Bed 10'11" x 9'9" (3.35 x 2.98)



With a front facing upvc window, central heating, decorative coving to the ceiling and side facing upvc door providing access to the conservatory.

### Bathroom 7'11" x 6'10" (2.43 x 2.10)



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>

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

### Conservatory 9'11" x 15'11" (3.03 x 4.86)



Built upon a brick base with upvc glazing to include a side facing entrance door and enjoying views over the rear garden. The conservatory also benefits from an air-conditioning unit.

### External



The property features a wrap around garden with lawns and established shrubs and plants and patio space.

### Material Information

Council Tax Band: D

Tenure: Freehold

Property Type: Detached Bungalow

Construction type Brick/stone 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: Drive With Garage

Building safety N/A

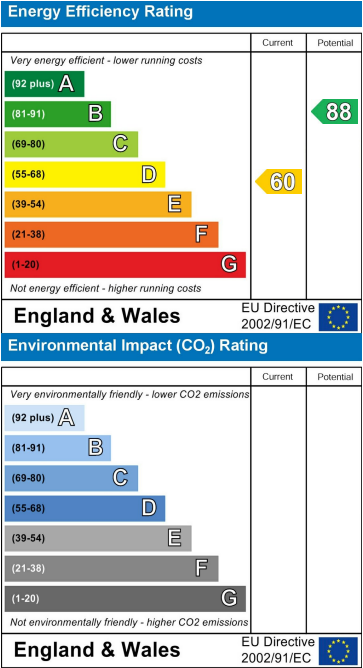
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**www.merryweathers.co.uk**  
**Merryweathers (Barnsley) Limited** 8 Regent Street, Barnsley, S70 2EJ  
**Tel: 01226 730850** E-mail: barnsley@merryweathers.co.uk  
**Offices also at: Rotherham & Mexborough**  
Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

