



9 Orchard Place, Cudworth, Barnsley, S72 8GE

**Offers Over £200,000**

This three-bedroom semi-detached house is offered for sale in Cudworth, near Barnsley. Neutrally decorated throughout, the property provides a practical layout including one reception room, a fitted kitchen and a family bathroom, making it suitable for a range of buyers seeking a straightforward move.

Cudworth offers a good selection of day-to-day amenities, including local shops, cafés and takeaways along Barnsley Road, as well as convenient access to supermarkets and services in nearby Barnsley. Outdoor spaces such as Cudworth Park and other local green areas provide opportunities for walking and recreation.

## **Merryweathers**

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## **Material Information**

Council Tax Band - B

Tenure - Freehold

Property Type - Semi 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.

## **Entrance Porchway**

With a front facing entrance door and central heating radiator

## **Downstairs WC**

With a low flush WC and wash hand basin with central heating radiator.

## **Lounge 16'7" x 15'2" (5.06 x 4.63m)**

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 living flame log burner fire inset. With stairs rising to the first floor accommodation.

## **Dining Kitchen 15'1" x 8'8" (4.61 x 2.65m)**

Set beneath the rear facing UPVC double glazed window

and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include an electric hob with electric oven below and extractor hood above. There is a useful pantry area and access to the conservatory.

## **Conservatory 8'6" x 9'9" (2.61 x 2.99m)**

A upvc conservatory with a side facing sliding patio door entering the low maintenance rear garden.

## **Bedroom One 9'11" x 15'2" (3.03 x 4.63m)**

With two front facing upvc windows, fitted storage and central heating radiators.

## **Bedroom Two 8'8" x 7'10" (2.65 x 2.40m)**

A rear facing aspect with upvc window and central heating radiator.

## **Bedroom Three 9'0" x 6'2" (2.75 x 1.89m)**

Rear facing upvc window and central heating radiator.

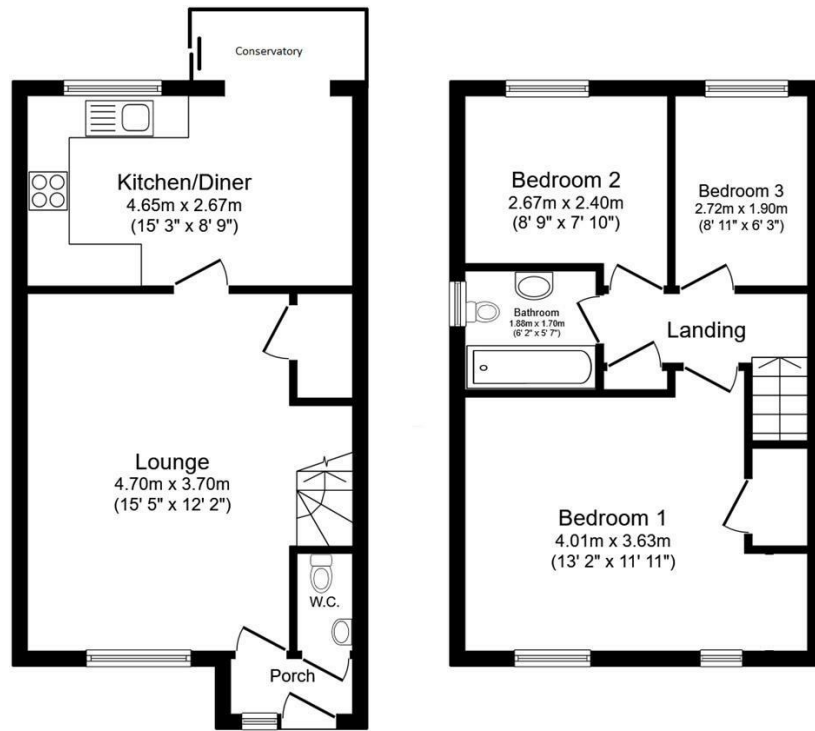
## **Bathroom 6'0" x 5'6" (1.85 x 1.68m)**

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

## **External**

To the front is a tandem driveway with parking for more than one vehicle. To the rear is a low maintenance garden, with timber garden shed.

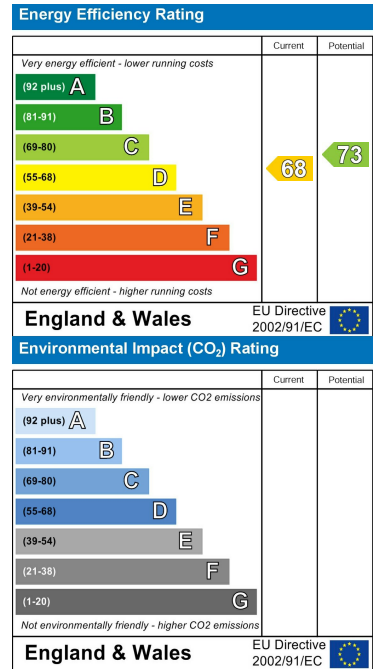
## Floor Plan



## 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.

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