



70 Pontefract Road

Cudworth, Barnsley, S72 8AY

Offers Over £140,000



SPACIOUS THREE-BEDROOM STONE-FRONTED TERRACE HOME

Situated in the popular area of Cudworth, Barnsley, this stone-fronted terrace property offers spacious accommodation arranged over two main floors, together with a useful loft space.

The ground floor briefly comprises an entrance, spacious lounge, separate dining room, fitted kitchen and bathroom. To the first floor are three good-sized bedrooms, providing excellent accommodation for families or those looking for additional space.

The property also benefits from a loft space, accessed via a drop-down ladder, which is currently being utilised as an occasional-use room and is in the process of being improved. Please note, the loft space has not been converted with the benefit of Building Regulations approval.



GROUND FLOOR

LOUNGE

A spacious front facing lounge featuring laminate flooring and a front entrance door. The room benefits from an electric wall mounted fire and TV aerial point. Stairs rise to the first-floor landing, while double doors provide access through to the dining room.

DINING ROOM

Open plan to the kitchen, this spacious and versatile area provides an ideal space for family gatherings and entertaining. The dining room offers ample room for a dining table and additional seating or sofa, with laminate flooring, radiator and plenty of space for everyday family living.

KITCHEN

Comprising a modern range of wall and base units with complementary worktop surfaces over, incorporating a sink unit with mixer tap. The kitchen benefits from an integrated oven, hob and extractor unit, fridge freezer along with plumbing for a washing machine. A rear-facing double-glazed window provides natural light, with a rear door providing access to the outside.

BATHROOM

Fitted with a three-piece suite comprising a bath with shower over, WC and wash hand basin. The bathroom benefits from an obscure-glazed window providing natural light and a radiator.

FIRST FLOOR

BEDROOM ONE

A spacious front-facing double bedroom benefiting from laminate flooring and a radiator.

BEDROOM TWO

A good-sized second bedroom featuring a rear-facing double-glazed window, providing plenty of natural light, along with a radiator.

BEDROOM THREE

A well-proportioned third bedroom benefiting from a double-glazed window, providing natural light, and a radiator.

LOFT SPACE

The loft space has been converted to provide an additional occasional room, accessed via a drop-down ladder. Please note that the loft conversion has not been carried out in accordance with current Building Regulations and should not be considered as a formal bedroom or habitable room.

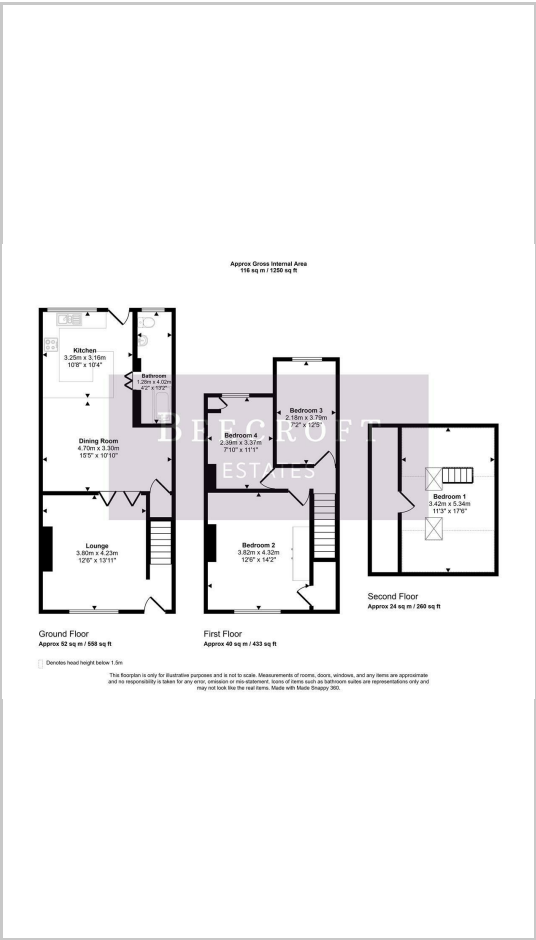
EXTERNALLY

To the front of the property is a garden area with a pathway leading to the front entrance door. To the rear is a good-sized garden, which is mainly laid to lawn, providing an ideal outdoor space for relaxing and entertaining.

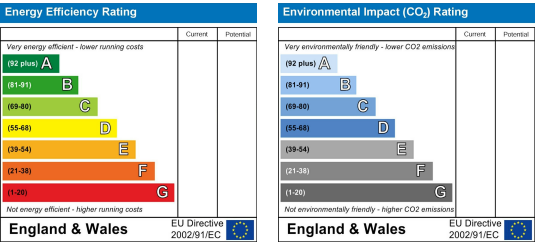
Area Map



Floor Plans



Energy Efficiency Graph



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