





£195,000

TENURE : FREEHOLD

Churchfield Terrace, Cudworth, Barnsley, S72

Bedrooms : 3 **Bathrooms : 1** **Reception Rooms : 2**

Ideal Family Home
Well Presented Throughout
Bright Conservatory
Modern Fitted Kitchen
Spacious Lounge
Three Generous Bedrooms

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01924 249349

Website:

MoveNow Properties

Movenowproperties are proud to present this beautifully maintained three-bedroom semi-detached family home, situated in the highly sought-after area of Cudworth. Offering spacious and versatile accommodation throughout, this well-presented property benefits from three reception areas, a modern kitchen, generous rear garden, private driveway.

Porch
Entering the property through the front porch, you are welcomed into a practical entrance space ideal for coats and footwear before stepping into the main hallway.

Hallway
The hallway provides access to the principal ground floor accommodation and staircase leading to the first floor, creating a welcoming entrance to the home.

Living Room
Measurements: 13'0" x 12'5" (3.95m x 3.79m)
Positioned to the front of the property, the spacious living room enjoys excellent natural light from the large bay window. A feature gas fireplace creates an attractive focal point, making this a warm and inviting space for relaxing and entertaining.

Dining Room
Measurements: 11'0" x 10'1" (3.36m x 3.06m)
Located to the rear of the living room, the dining room offers ample space for family dining and entertaining guests. Its central position provides easy access to both the kitchen and conservatory, creating a practical flow throughout the ground floor.

Conservatory
Measurements: 13'1" x 8'5" (3.99m x 2.56m)
Accessed from the dining room, the conservatory is a wonderful additional reception space filled with natural light. Overlooking the rear garden, it provides the perfect setting for a sitting area, home office or playroom while offering direct access outside.

Kitchen
Measurements: 13'5" x 7'6" (4.08m x 2.29m)
Situated to the side of the dining room, the modern kitchen is fitted with a range of matching wall and base units, complemented by integrated ovens and hob, dishwasher and fridge freezer. There is also space for a washing machine and excellent worktop space for everyday family living.

Understairs Storage
Conveniently positioned off the hallway, the useful understairs store provides valuable additional storage space.

Landing
The first-floor landing provides access to all bedrooms, the family bathroom and loft access. The loft is partially boarded, offering further storage potential.

Master Bedroom
Measurements: 13'0" x 11'0" (3.95m x 3.36m)
Located to the front of the property, the generous master bedroom is a spacious double room with plenty of space for freestanding furniture.

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Bedroom Two
Measurements: 11'0" x 9'6" (3.36m x 2.90m)
Positioned to the rear, bedroom two is another well-proportioned double bedroom overlooking the rear garden.

Bedroom Three
Measurements: 9'11" x 7'8" (3.03m x 2.34m)
Located adjacent to the landing, bedroom three is a generous single bedroom and benefits from built-in storage, making it ideal as a child's bedroom, guest room or home office.

Family Bathroom
Measurements: 7'6" x 6'7" (2.29m x 2.00m)
The family bathroom comprises a three-piece suite together with a separate shower cubicle, providing practicality and convenience for modern family life.

Outside
To the front of the property is a forecourt area together with a gated private driveway providing off-street parking.
To the rear is a generous enclosed garden offering a patio seating area, lawn, three storage sheds and an external outbuilding with WC. The garden provides excellent outdoor space for families, entertaining and gardening enthusiasts alike.

Location
Situated in the popular residential area of Cudworth, the property enjoys convenient access to a wide range of local amenities including supermarkets, shops, schools, healthcare facilities and leisure amenities. The area is particularly popular with families due to its excellent schooling options and community feel.
Commuters benefit from superb transport links with easy access to Barnsley, Wakefield, Doncaster and surrounding areas via the nearby road network. Public transport services are readily available, while nearby countryside and green spaces offer excellent opportunities for walking and outdoor recreation.
This fantastic home combines spacious accommodation, excellent outdoor space and a convenient location, making it an ideal purchase for families, first-time buyers and those looking to upsize

EPC Rating: B
Please contact us for further details of the full EPC

Tenure: Freehold
Council Tax Band A
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
Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road.
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.

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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.
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings
For further information or to arrange a viewing please contact our offices directly.

Free valuations
Considering selling or letting your property?
For a free valuation on your property please do not hesitate to contact us.

Agents Note

- 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.

DISCLAIMER:
The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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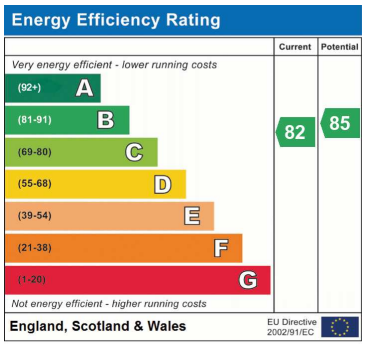
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Ground Floor
Approximate Floor Area
603 sq. ft
(56.01 sq. m)

First Floor
Approximate Floor Area
440 sq. ft
(40.88 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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