



3 Bed
House - Terraced
located in
Barnsley

£150,000



Kings Road
Cudworth
Barnsley
S72 8AU

Lead In

This beautifully presented and extensively renovated terraced property offers stylish and modern accommodation throughout, making it an ideal purchase for a wide range of buyers. Finished to an exceptionally high standard, the home is ready to move straight into and is sure to appeal to first-time buyers looking to take their first step onto the property ladder, as well as investors and downsizers alike.

The standout feature of this attractive home is undoubtedly the stunning landscaped rear garden, complemented by immaculate décor, quality fixtures and tasteful finishes throughout the property.

The accommodation briefly comprises a modern and spacious lounge, a well-appointed kitchen diner and a contemporary ground floor bathroom. To the first floor are three generously sized bedrooms, providing flexible living space for families and professionals.

Externally, the property benefits from on-street parking and a small buffer garden to the front. To the rear is a beautifully maintained and fully enclosed landscaped garden featuring artificial lawn, established shrubs, trees and attractive seating areas, creating the perfect space for relaxing, entertaining and enjoying the outdoors.

Ideally situated within easy reach of Barnsley town centre, the property enjoys excellent access to a wealth of local amenities, schools, shops and transport links, as well as nearby villages and surrounding communities. The convenient location makes it particularly appealing to commuters and growing families alike.

Properties finished to this standard rarely remain on the market for long. Early viewing is highly recommended to fully appreciate the quality, presentation and exceptional outdoor space this fantastic home has to offer.

Entrance Hall

3'10" x 5'2"

Access to the living room and stairs leading to the first floor.

Living Room

12'8" x 14'2"

Access to the kitchen diner. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen Diner

15'8" x 10'1"

A modern range of high and low level kitchen base units with integrated appliances including oven, hob and extractor fan. Option to reconnect plumbing for washing machine. Sink with drainer and chrome mixer tap. Access to the house bathroom. UPVC access door leading to the rear garden. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.





Bathroom
6'11" x 8'6"

White suite comprising of panel bath chrome taps and mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Full height wall tiling. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

Lading
7'5" x 2'9"

Access to all three bedrooms and the loft. Carpeted throughout.

Bedroom One
11'5" x 14'3"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two
8' x 10'2"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

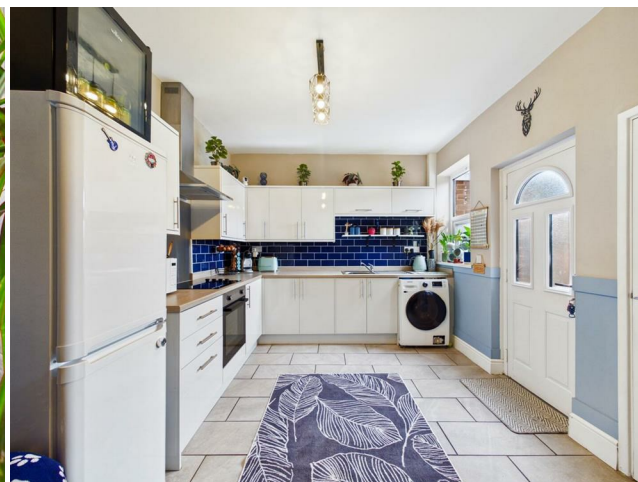
Bedroom Three
7'5" x 11'2"

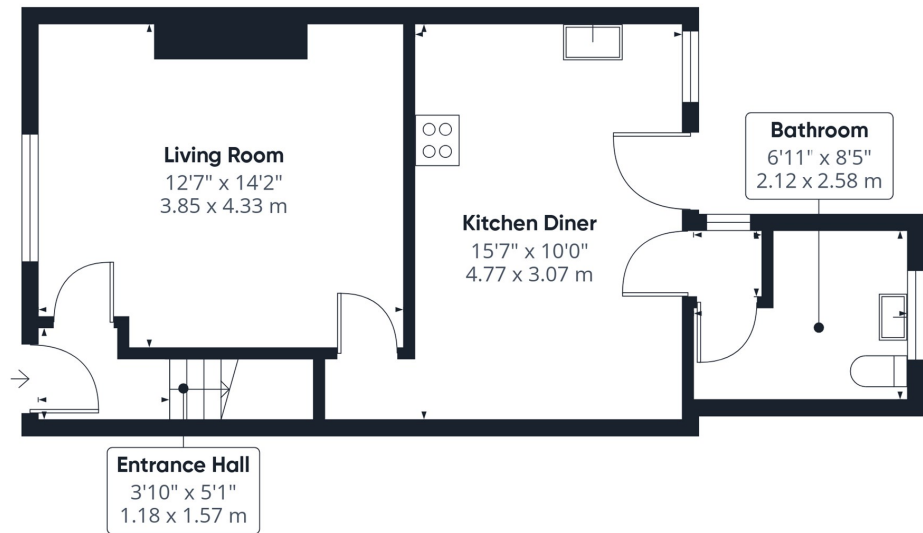
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Extrernal

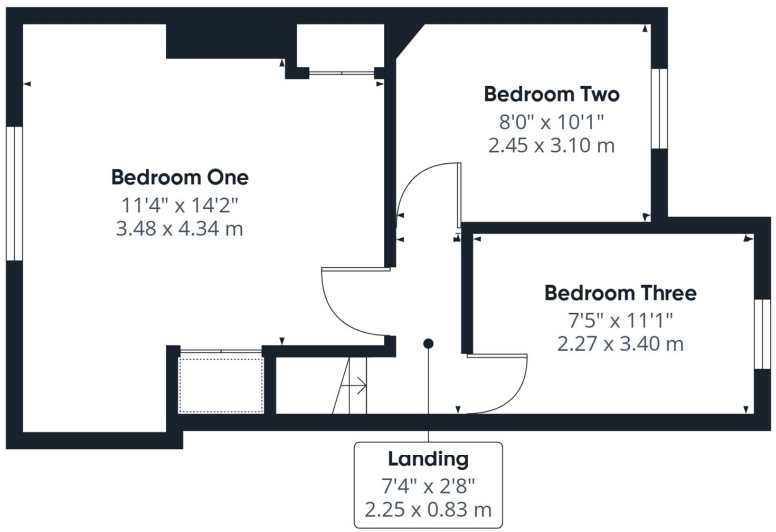
Occupying a desirable position, the property benefits from a low-maintenance frontage.

The property boasts a particularly attractive and well-maintained rear garden, thoughtfully landscaped to provide a pleasant outdoor retreat. Predominantly laid with artificial lawn for ease of maintenance, the garden is complemented by mature shrubs, decorative planting and gravelled seating areas. A paved patio offers the perfect spot for outdoor dining and relaxation, while enclosed boundaries provide a good degree of privacy. The garden enjoys a colourful and established feel throughout, making it an ideal space for entertaining, gardening enthusiasts or simply unwinding outdoors.





Floor 0



Floor 1



Approximate total area⁽¹⁾
813 ft²
75.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

CONTACT

30 Newgate
Pontefract
West Yorkshire
WF8 1DB

E: info@logicrealestate.co.uk
T: 01977 700595

