



14 Meadowland Rise, Cudworth, Barnsley, S72 8JQ

**Offers In Excess Of £215,000**

MERRYWEATHERS offer to the market this two-bedroom detached bungalow in a quiet Cudworth cul-de-sac, benefitting a reception room, separate kitchen and bathroom, off-street parking, and convenient access to local amenities, schools, green spaces and transport links into Barnsley and beyond.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

## Property Introduction

This detached bungalow is for sale in a cul-de-sac location in Cudworth, Barnsley, and is suitable for all buyer types. The property offers one reception room a kitchen, bathroom, two bedrooms, conservatory and benefits from parking.

Located within Cudworth, the bungalow is well placed for access to local amenities including shops, cafés and everyday services along the village centre and nearby high street areas. Cudworth Park and other green spaces in the locality provide opportunities for walking and outdoor recreation.

Schooling options are available within the wider Barnsley area, with primary and secondary schools accessible by local road links, making this a practical setting for households seeking educational facilities within a reasonable distance.

Transport connections are available via nearby road networks linking Cudworth with Barnsley town centre and surrounding districts. Barnsley railway station, reachable by car in around 15–20 minutes depending on traffic, provides regular services towards Sheffield, Leeds and other regional destinations, offering onward connections for commuters and leisure travel.

The bungalow's layout includes a double bedroom and a single bedroom, making it suitable for a range of living arrangements, such as a couple, single occupier, or those requiring a guest room or home office. The reception room provides a main living area, with the separate kitchen and bathroom supporting day-to-day practical needs.

Off-street parking adds convenience for residents with a vehicle. Overall, this detached bungalow presents an opportunity to purchase a single-storey home in a cul-de-sac setting within Cudworth, Barnsley.

## Entrance Hall

With a side facing UPVC entrance door, central heating radiator and decorative coving to the ceiling.

## Kitchen 12'5" x 7'8" (3.81 x 2.34)



Set beneath the front 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 including integrated appliances to include fridge and freezer. With space and plumbing for an automatic washing machine and central heating radiator.

## Lounge 19'7" x 11'3" (5.99 x 3.44)



With a front facing UPVC window, two central heating radiators, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

### Bedroom One 11'7" x 9'6" (3.55 x 2.91)



With rear facing French doors, central heating radiator and decorative coving to the ceiling. The room is currently used as a dining room but is officially a double bedroom.

### Bedroom Two 9'6" x 9'7" (2.91 x 2.93)



With a rear facing UPVC window and central heating radiator.

### Bathroom 6'2" x 7'2" (1.88 x 2.20)



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

### Conservatory 7'11" x 8'9" (2.42 x 2.68)



Built upon a brick base with UPVC glazing to include a side facing entrance door and enjoying views over the rear garden.

### Rear Elevation



To the rear of the property is a laid to lawn garden with patio area.

### Front Elevation



To the front of the property is a laid to lawn garden with driveway providing off road parking for a number of vehicles. The side of the property benefits a carport with double gates securing.

### Material information

Council Tax Band: B

Tenure: Freehold

Property Type: Mid Terrace

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: 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. <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.

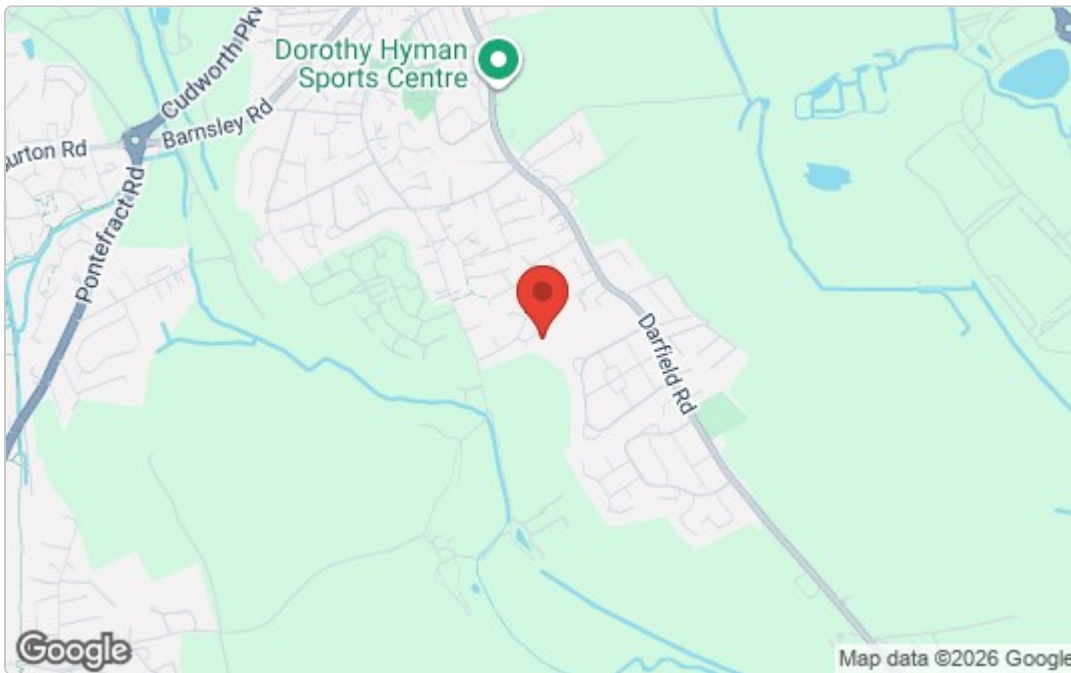
<https://www.groundstability.com/public/web/home.xhtml>

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

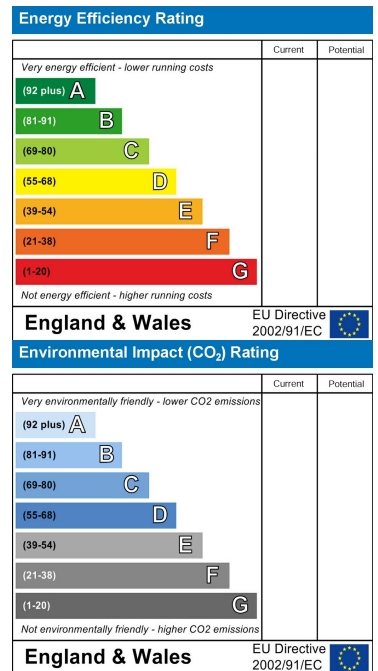
# Floor Plan



# 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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