



9 School Street, Cudworth, Barnsley, S72 8TZ

Asking Price £135,000

This three-bedroom terraced house is offered for sale in immaculate condition and provides well-planned accommodation arranged with two reception rooms and a separate kitchen, together with a family bathroom.

Situated in Cudworth, Barnsley, the property is well placed for local amenities. Cudworth centre offers a range of shops, cafés and day-to-day services, while nearby parks and playing fields provide open green space for walking and recreation. Local primary and secondary schools in the area make this location practical for households seeking access to education.

Barnsley town centre is accessible by local bus routes, providing connections to Barnsley Interchange for rail services towards Leeds, Sheffield and beyond. Road links via the A628, A635 and M1 support convenient travel to surrounding towns and employment hubs.

The layout, with two reception rooms, offers flexibility for living and dining areas, and is suitable for a variety of buyers including first-time buyers and investors. The property falls within Council Tax Band A.

Entrance

Composite door into hallway.

Lounge 11'5" x 15'1" (3.48 x 4.62)



Having a window and a radiator.

Kitchen 15'10" x 10'4" (4.85 x 3.15)



Having a range of wall and base units with a 1.5 sink unit, oven, hob and extractor fan. Integral dishwasher, washing machine and fridge freezer. Wall mounted boiler.

Utility Room/ Dining Room



Having laminate flooring, a radiator and patio doors to rear.

First Floor Landing

Bedroom One 15'10" x 15'1" (4.85 x 4.62)



Having a window, a radiator, a range of fitted wardrobes and a fitted desk.

Bedroom Two 7'4" x 10'2" (2.24 x 3.12)



Having a window, a radiator and stripped floorboards.

Bathroom



Having a bath, shower cubicle with rain shower, hand wash basin with vanity unit, heated towel rail, low flush w.c., storage cupboard and tiling to walls.

Outside



To the rear of the property is a paved patio area with a lawned garden, fully enclosed.

Material Information

Council Tax Band A

Tenure Freehold

Property Type terrace House

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 On Street parking

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

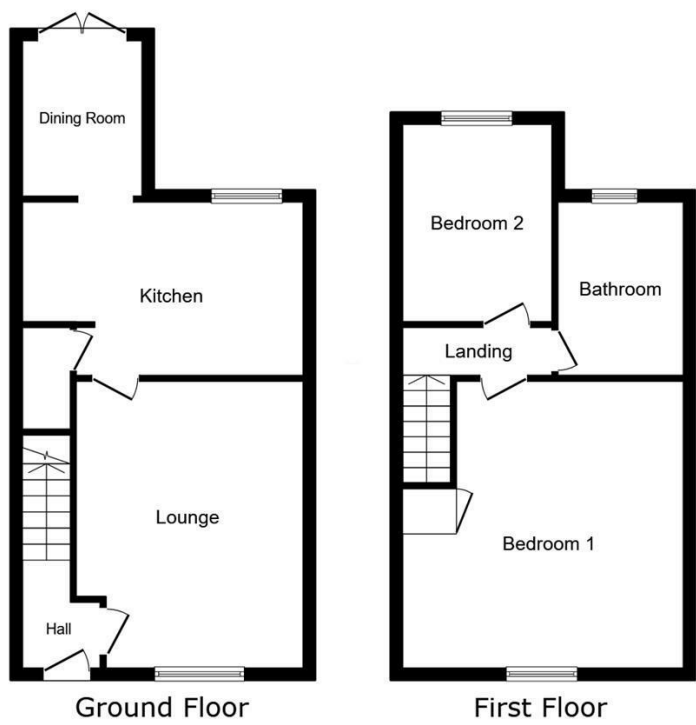
Accessibility features N/A

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>

Floor Plan



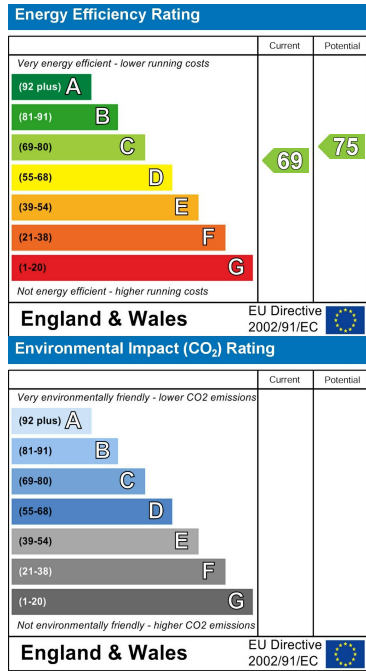
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



www.merryweathers.co.uk

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