



34 Belle Green Gardens, Cudworth, Barnsley, S72 8EN

£210,000

Located in the charming area of Belle Green Gardens, Cudworth, this delightful semi-detached family home offers a perfect blend of comfort and modern living. With three spacious bedrooms, this property is ideal for families seeking a welcoming environment. The stylish bathroom adds a touch of elegance, ensuring that your daily routines are both practical and enjoyable.

The heart of the home is the open plan kitchen and dining area, which provides a wonderful space for family gatherings and entertaining friends. This layout not only enhances the flow of the home but also allows for an abundance of natural light, creating a warm and inviting atmosphere.

For those with vehicles, the property boasts a driveway that accommodates two vehicles, along with a garage for additional storage or parking needs. The rear patio offers a private outdoor space, perfect for enjoying sunny days or hosting barbecues.

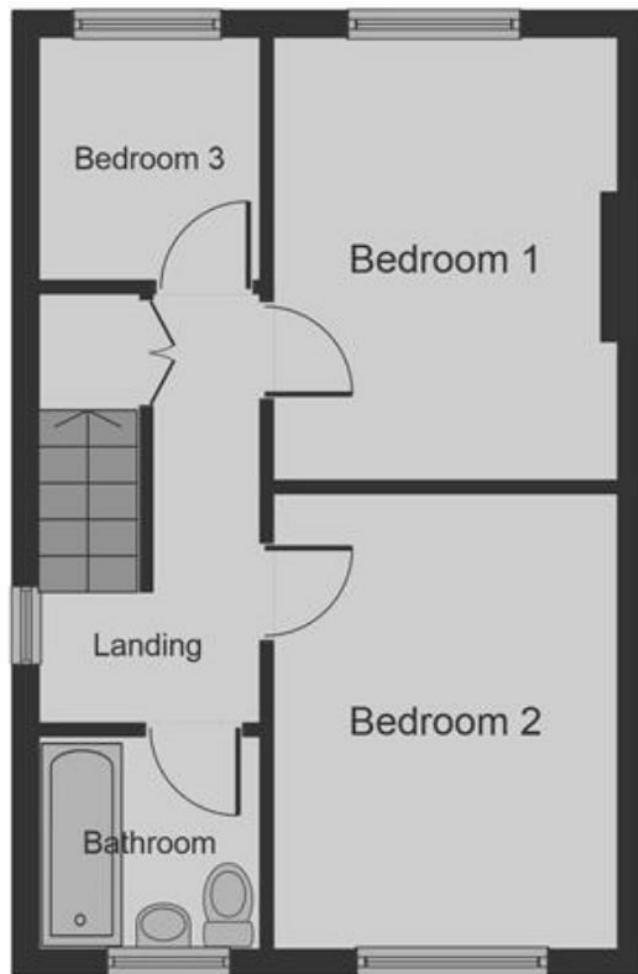
Located in a friendly neighbourhood, this semi-detached house is not just a place to live, but a place to create lasting memories. With its combination of space, style, and practicality, this property is a fantastic opportunity for anyone looking to settle in the Barnsley area. Don't miss the chance to make this lovely house your new home.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155

[barnsley@hunters.com](mailto:barnsley@hunters.com) | [www.hunters.com](http://www.hunters.com)



**Ground Floor**



**First Floor**

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |

## Entrance

### Living Room

11'5" x 15'9"

### Kitchen / Dining Room

14'5" x 9'8"

### Landing

### Bedroom 1

9'2" x 12'9"

### Bathroom

5'10" x 6'3"

### Bedroom 2

9'2" x 9'10"

### Bedroom 3

5'6" x 7'10"

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



