



## St. Marys Close, Cudworth, Barnsley, S72 8HE

- Beautifully presented 2 double bedroom bungalow
- Front and rear gardens
- Close to all amenities
- Large Reception Room
- Driveway and detached garage

**Asking Price £190,000**



# St. Marys Close, Cudworth, Barnsley, S72 8HE



Location in the charming area of St. Marys Close, Cudworth, Barnsley, this beautifully presented semi-detached bungalow offers a delightful living experience. With two generously sized double bedrooms, this property is perfect for couples, small families, or those seeking a comfortable retirement home.

As you step inside, you will be greeted by a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The well-appointed kitchen provides ample space for culinary pursuits and family gatherings, making it a central hub of the home.

The exterior of the property is equally impressive, featuring lovely front and rear gardens that offer a serene outdoor space for relaxation or entertaining. Additionally, the convenience of a drive and garage ensures that parking is never a concern.

Situated close to all local amenities, this bungalow is ideally located for easy access to shops, schools, and public transport, making daily life both convenient and enjoyable.

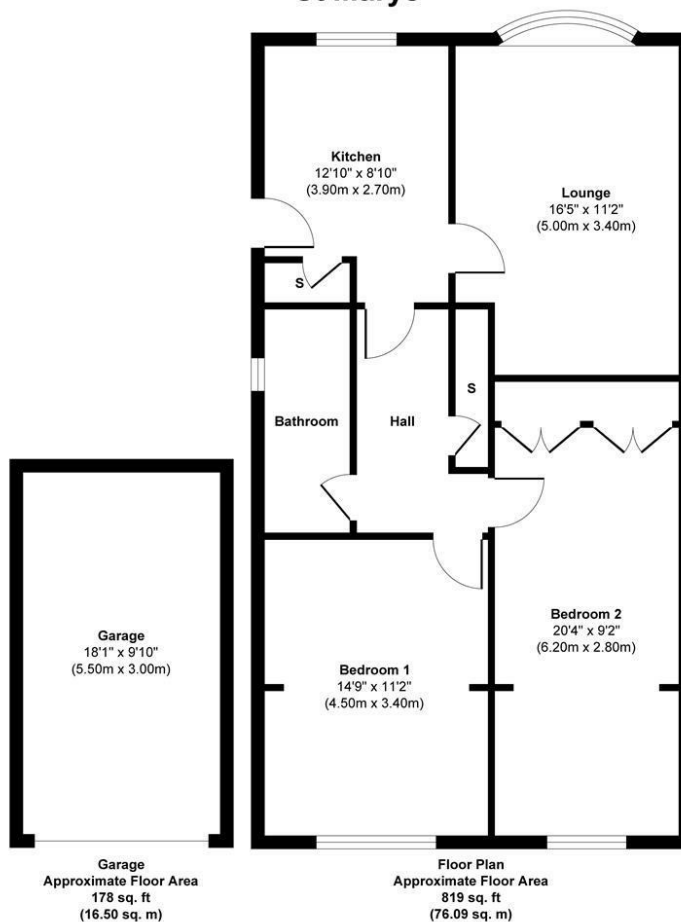
This property is a true gem, combining comfort, style, and practicality in a sought-after location. Do not miss the opportunity to make this lovely bungalow your new home.



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|               |               |               |
|---------------|---------------|---------------|
| Entrance      | Bathroom      | Garage        |
| Kitchen       | Bedroom One   | 9'10" x 18'0" |
| 8'10" x 12'9" | 14'9" x 11'1" |               |
| Living Room   | Bedroom Two   |               |
| 11'1" x 16'4" | 20'4" x 9'2"  |               |

## St Marys



**Approx. Gross Internal Floor Area 997 sq. ft / 92.59 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Viewings

Please contact [barnsley@hunters.com](mailto:barnsley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 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.

**THINKING OF SELLING?** 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.