

# HUNTERS®

HERE TO GET *you* THERE



**2 Ring Farm View**  
Cudworth, Barnsley, S72 8FT

£325,000

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# 2 Ring Farm View

## Cudworth, Barnsley, S72 8FT

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### Entrance Hall

Welcome into the property via the composite entrance door into the hall with laminate flooring, stairs rising to the first floor with fitted carpets, a wall mounted radiator and access to all rooms on the ground floor.

### Lounge

11'8" x 16'6" (3.55 x 5.03)

The spacious lounge offers fitted carpet, a wall mounted radiator and a PVCu double glazed window to the front elevation.

### Kitchen Dining Room

11'9" x 26'6" (3.59 x 8.08)

An exceptionally spacious open plan kitchen and dining room, the kitchen is fitted with a range of modern wall and base units featuring integral appliances that includes an electric oven, four ring gas hob with extractor fan over, dishwasher, fridge, freezer and an inset sink and drainer with a swan neck mixer tap over. Also with under unit spot lighting, laminate flooring, a wall mounted radiator and a rear facing PVCu double glazed window.

The dining area includes laminate flooring, a wall mounted radiator, a rear facing PVCu double glazed window and PVCu double glazed French style doors accessing the rear garden.

### Study

7'0" x 7'5" (2.14 x 2.26)

A beneficial study room providing fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

### Downstairs WC

The downstairs wc with a wash hand basin and wall mounted radiator.

### Landing

The landing has fitted carpets, a wall mounted radiator and access to rooms on the first floor.

### Bedroom One

11'8" x 12'5" (3.55 x 3.79)

The master bedroom offers fitted carpets, a wall mounted radiator and two PVCu double glazed windows to the front elevation.

### En-Suite

Leading from the master bedroom is the en suite featuring a three piece suite comprising a low flush WC, pedestal wash hand basin and large step in shower cubicle.

### Bedroom Two

11'8" x 13'5" (3.55 x 4.08)

The second bedroom includes fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

### Bedroom Three

9'3" x 10'11" (2.81 x 3.33)

The third bedroom has fitted carpets, a wall mounted radiator and a rear facing PVCu double glazed window.

### Bedroom Four

9'8" x 10'4" (2.94 x 3.14)

The fourth bedroom provides fitted carpets, a wall mounted radiator and rear facing PVCu double glazed window.



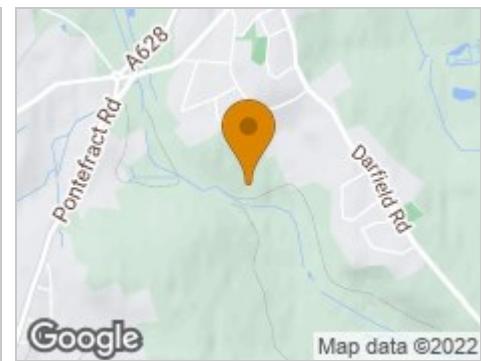
## Road Map



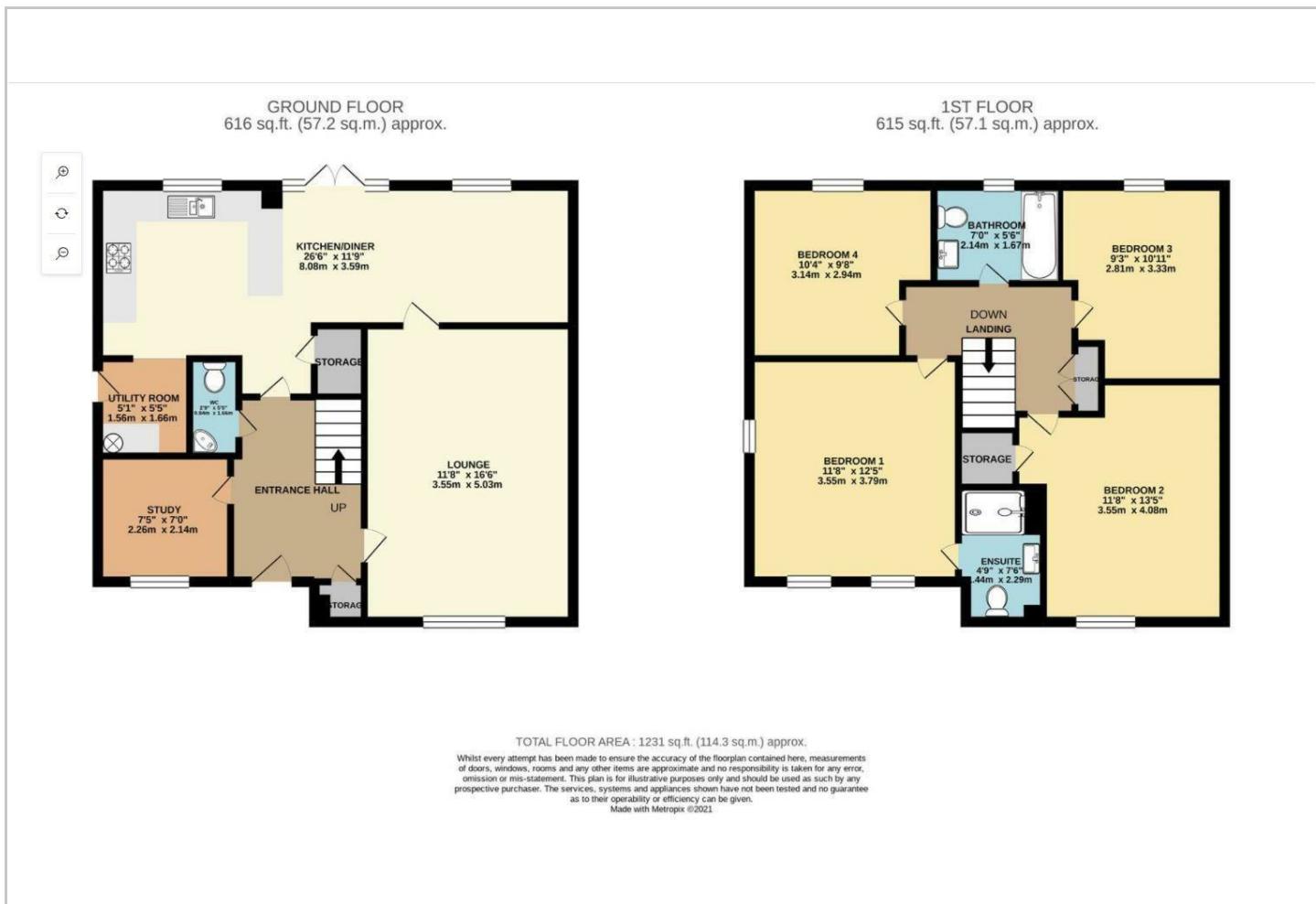
## Hybrid Map



## Terrain Map



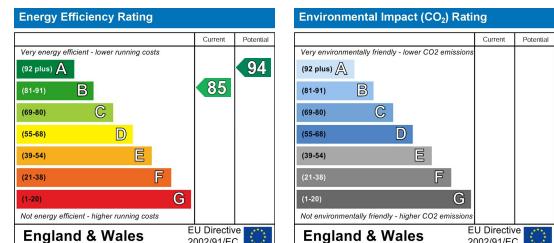
## Floor Plan



## Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.