



Samuel Court, Cudworth, Barnsley, S72 8FL

| Two Bedroom Apartment | Currently Tenanted | Modern & Well Presented | PVCu Double Glazing |
| Gas Central Heating | Allocated Parking |

Asking Price: POA

HUNTERS[®]
HERE TO GET *you* THERE

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Hunters Estate Agents are pleased to present to the market this two bedroom flat located in the ever desirable residential location of Cudworth, South Yorkshire. Situated close by to a wide range of local amenities and transport links with easy access to the surrounding area for those looking to commute and providing a lounge, a kitchen, two bedrooms and a family bathroom. This property also benefits from being currently tenanted, having PVCu double glazing, gas central heating and allocated parking.

ENTRANCE HALL

5.21m (17' 1") x 1.30m (4' 3")

The entrance provides fully fitted carpets, a wall mounted central heating radiator and provides access to all rooms.



LOUNGE/KITCHEN/DINER

4m (13' 1") x 7.5m (24' 7")

The lounge is open plan to the kitchen/dining area and provides fully fitted carpets, neutral decor, a wall mounted central heating radiator and a t.v point.



KITCHEN

The kitchen has been fitted with a range of wall and base mounted units with roll edge work surfaces over and includes an integral oven with hob and extractor fan overhead. The room also offers an inset sink with drainer, space for a free-standing fridge/freezer, partial tiling to the splash back surfaces and an elevated PVCu double glazed window.



BEDROOM ONE

5.79m (19' 0") x 2.90m (9' 6")

The first bedroom provides fully fitted carpets, a wall mounted central heating radiator and an elevated PVCu double glazed window with neutral décor.



BEDROOM TWO

4.39m (14' 5") x 2.01m (6' 7")

The second bedroom offers neutral decoration, a wall mounted central heating radiator, an elevated PVCu double glazed window and fully fitted carpets.



BATHROOM

2.01m (6' 7") x 2.01m (6' 7")

The family bathroom provides a three piece suite which includes a low flush w/c, a pedestal hand wash basin and a panel bath with a shower overhead. The room also provides tiling to the splash back surfaces and has linoleum flooring.



EXTERNALLY

The property provides allocated parking.

ENERGY PERFORMANCE RATING

«EpcGraph»

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

OPENING HOURS

Monday - Thursday: 9 - 5:30

Friday: 9 - 4:30

Saturday: 9 - 3:00

Sunday: Closed

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.

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DISCLAIMER

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.