

227 Pontefract Road,  
Cudworth S72 8AG

OFFERS AROUND  
£90,000



"NO ONWARD CHAIN" RIPE FOR RENOVATION THIS TWO BEDROOM MID TERRACE PROPERTY IS JUST BURSTING WITH POTENTIAL AND BENEFITS FROM EXCELLENT SIZE LIVING ACCOMMODATION, AN ATTIC ROOM, STUDY AND ACCESS TO LOCAL AMENITIES HAVING GAS CENTRAL HEATING AND DOUBLE GLAZING, AN EARLY VIEWING IS ESSENTIAL TO AVOID DISAPPOINTMENT

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING E

PAISLEY  
PROPERTIES



### **LOUNGE 14'9" max into recess x 11'10"**

You enter the property through a uPVC door into this good size living room. Natural light is brought in via the double glazed window to the front, there is carpet flooring and a wall mounted radiator. The focal point of the room is the elevated, inset gas fire set in a tiled backing with a tiled hearth and timber surround and there are period effect features such as the ceiling rose plus coving to the ceiling. A sliding internal door leads to the dining room.



### **DINING ROOM 11'0" max into recess x 10'11"**

Second reception room, this one at the rear of the property and again well proportioned. The fireplace acts as the focal point and is identical to the one in the lounge. There is carpet flooring, a wall mounted radiator and natural light is brought in via the double glazed window overlooking the rear patio. There is coving to the ceiling and internal doors lead to the kitchen and lounge.



### **CELLAR**

Very useful storage area with a door at the top leading from the dining room.

### **KITCHEN 8'7" x 7'6"**

Also situated to the rear and adjacent to the dining room, there is a range of matching wall and base units, wood effect worktops, stainless steel sink and double drainer and tiled splashbacks. There is a gas point for a cooker, plumbing for a washing machine and space for a fridge freezer. Natural light is brought in via the double glazed window to the rear and side, there is laminate tiled flooring and a wall mounted radiator. An internal door leads to the dining room and a uPVC double glazed door takes you to the rear patio garden.





## LANDING

Stairs ascend from the dining room to the first floor landing with carpet flooring and doors leading to the bathroom, both bedrooms and study.

## BEDROOM ONE 9'5" x 7'10" plus wardrobe

First double bedroom, located at the front of the property with plenty of natural light via the double glazed window. There is good storage options with the built in narrow depth wardrobe, there is carpet flooring, a wall mounted radiator and wall lights. Glass panels in the adjoining wall give shared light to the study room and an internal door leads to the landing



## STUDY 9'6" x 5'4"

Originally part of the main bedroom, this extremely useful room has many potential uses, including a study, dressing room or occasional bedroom. There is an option to remove the wall to make the main bedroom larger, carpet flooring and shared light is brought in via the glass panels in the wall.





### **BATHROOM 9'6" x 5'2"**

Having a three piece suite consisting of a panel bath, pedestal wash basin and low level WC. There is a wall mounted radiator, useful storage cupboard, double glazed window with obscure glass and vinyl flooring. An internal door leads to the landing.



### **BEDROOM TWO 11'0" x 6'0"**

Situated at the rear of the property with a double glazed window bathing the room with natural light and giving good far reaching views. There is carpet flooring, a wall mounted radiator and space for free standing bedroom furniture. An internal door leads to the landing and a sliding door leads to the bottom of the staircase that houses the boiler and takes you to the second floor.





### **LOFT ROOM 13'3" x 11'2"**

This double bedroom sized room, similar to the study room, has so many possibilities and potential uses. There is a double glazed dormer window giving far reaching views, carpet flooring, a wall mounted radiator and built in double cupboard.



### **EXTERNALLY**

The rear patio garden has two areas of elevated planting areas in addition to the hardstanding patio areas.



**~ Material Information ~**

TENURE:  
Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:

Barnsley A

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

On Street

RIGHTS AND RESTRICTIONS:

None

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

UTILITIES:

Water supply - Mains

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

**~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

### **~ Paisley Properties ~**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

### **~ Paisley Mortgages ~**

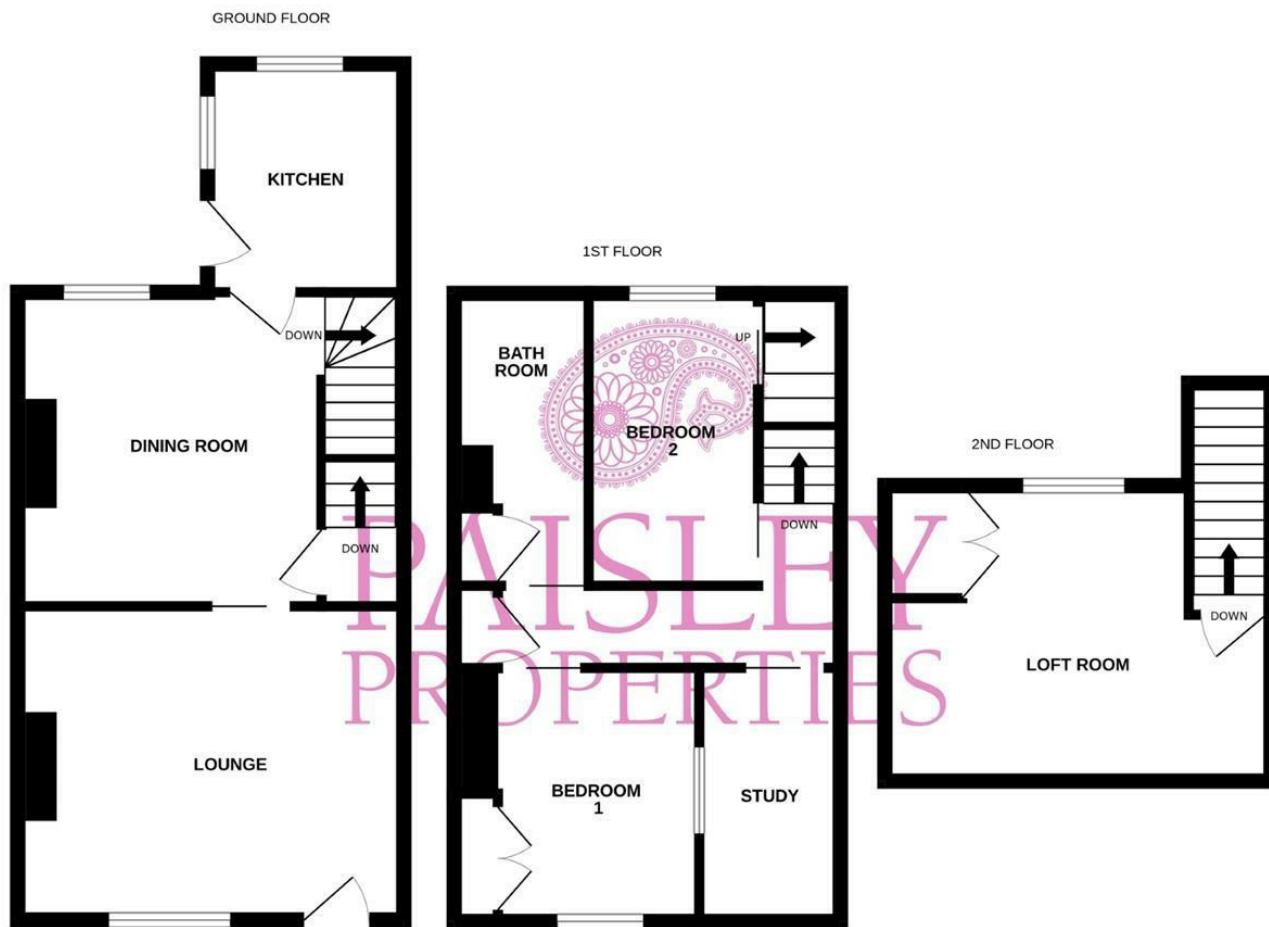
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

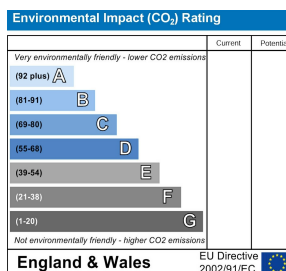
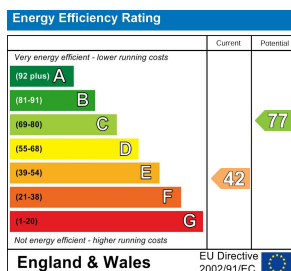
### **~ Paisley Surveyors ~**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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