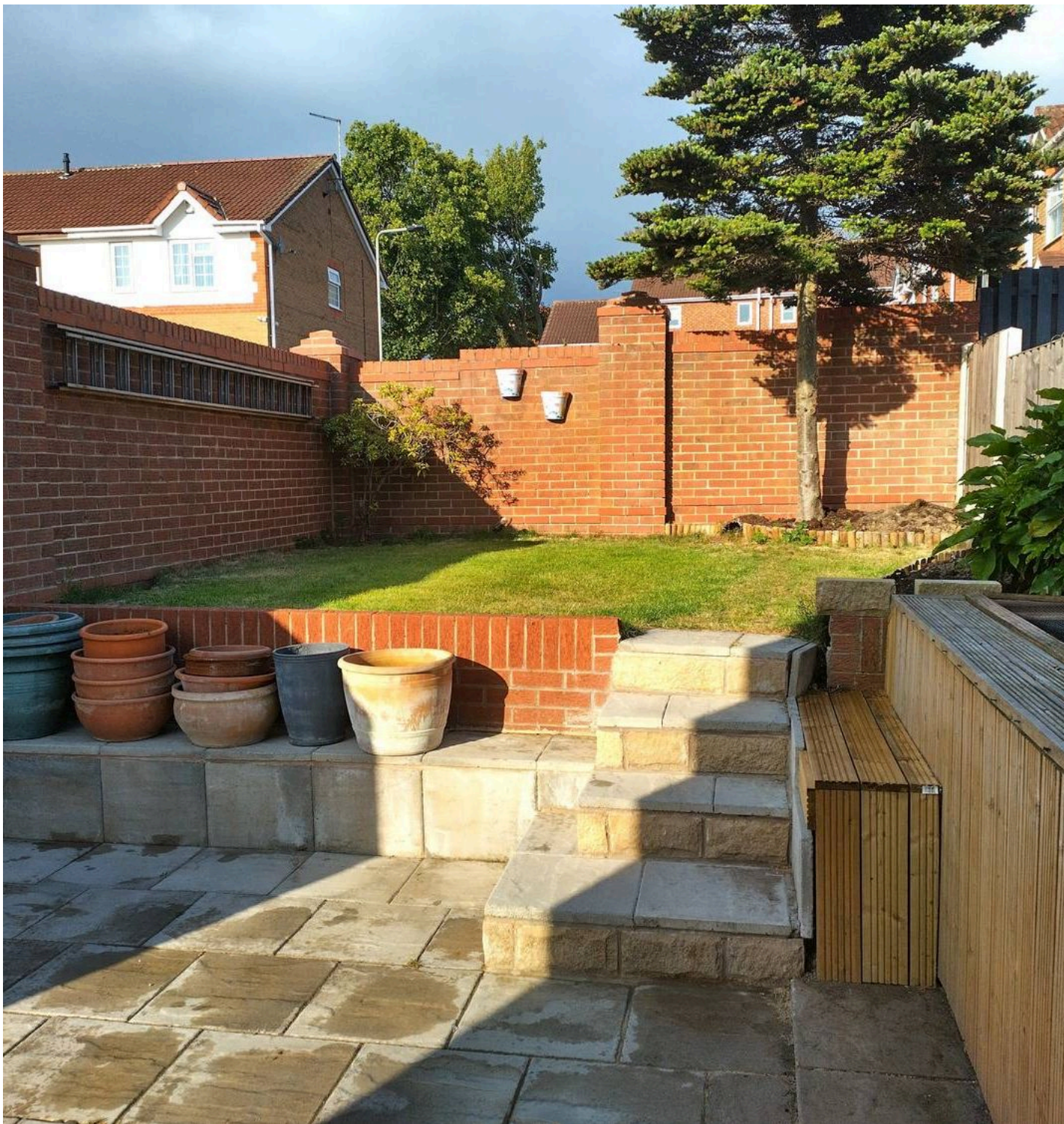




**White Cross Court, Cudworth**  
Barnsley

Guide Price **£145,000**





## White Cross Court

Cudworth, Barnsley

\*\*\*For sale by Modern Method of Auction, Starting Bid Price £145,000 plus Reservation Fee\*\*\* WELL-PRESENTED THROUGHOUT, THIS LOVELY HOME IS READY FOR YOU TO MOVE INTO AFTER HAVING UNDERGONE A RECENT RENOVATION INCLUDING A NEW KITCHEN AND SHOWER ROOM. SITUATED IN THE POPULAR AREA OF CUDWORTH AND CLOSE TO MANY LOCAL AMENITIES AND TRANSPORT LINKS. The property briefly comprises to ground floor; entrance hall, living room and dining kitchen. To the first floor is two bedrooms and shower room. Outside, to the front is lawned garden space with borders containing various trees and shrubs. To the rear is an enclosed garden, off street parking and pond with water feature. This property is for sale by the Yorkshire Property Auction powered by iam-sold Ltd

- FOR SALE BY MODERN METHOD OF AUCTION
- TWO BEDROOMS
- WELL PRESENTED THROUGHOUT
- READY TO MOVE INTO
- ENCLOSED REAR GARDEN
- POND WITH WATER FEATURE
- NEWLY FITTED KITCHEN





### **ENTRANCE HALL**

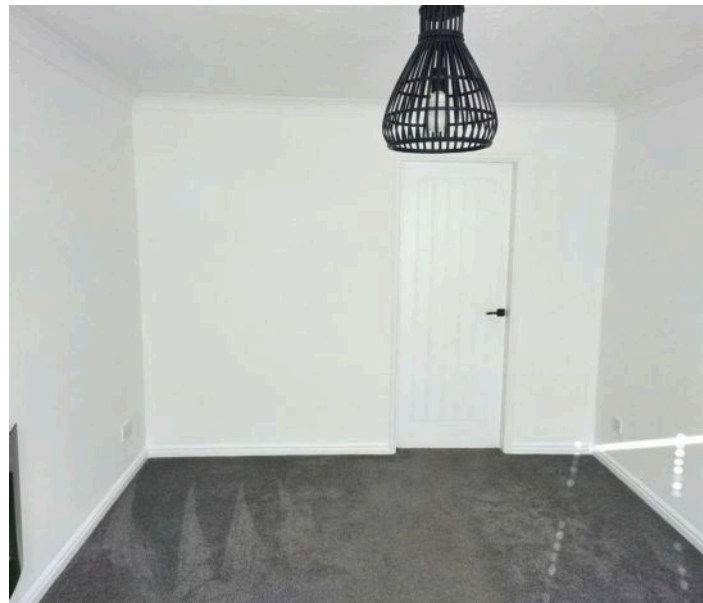
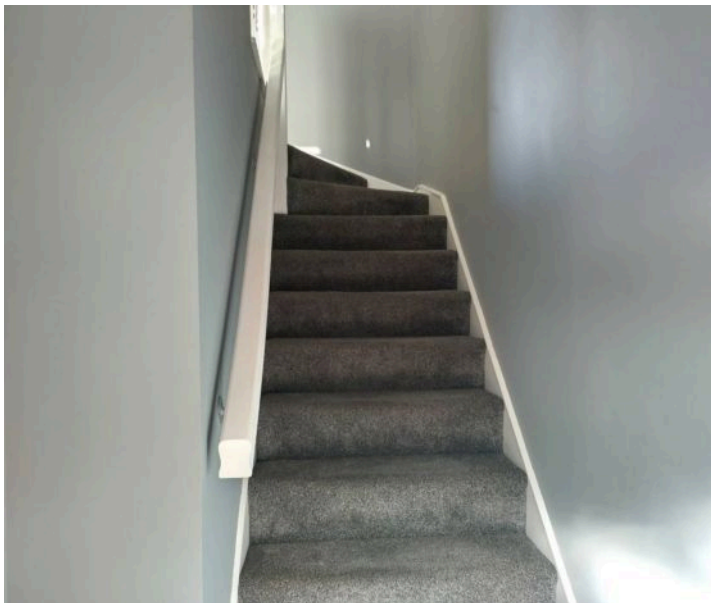
Entrance gained via white uPVC door with opaque glass and stained upper and lower glass panels into entrance hall with ceiling light, central heating radiator and staircase rising to first floor landing. Here we gain entrance to the following rooms.

### **LIVING ROOM**

A front facing reception room with ceiling light, central heating radiator, uPVC double glazed window and the main focal point being a wall mounted electric fire.

### **DINING KITCHEN**

A modern kitchen fitted within the last 18 months. The kitchen itself has a range of wall and base units in grey shaker style with a marble effect and contrasting laminate worktops over. Integrated electric oven with four burner gas hob over with tiled splashback and chimney style extractor fan over. The kitchen has inset ceiling spotlights, uPVC double glazed window, part tiling to walls, tiling to floor and black sink with black mixer tap over. The dining area has ample room for dining furniture, central heating radiator, twin French doors in uPVC giving access to rear garden and access to under stairs storage cupboard.



### **FIRST FLOOR LANDING**

From the entrance hall a staircase rises to first floor with ceiling light, access to loft via hatch and access to the following rooms.

### **BEDROOM ONE**

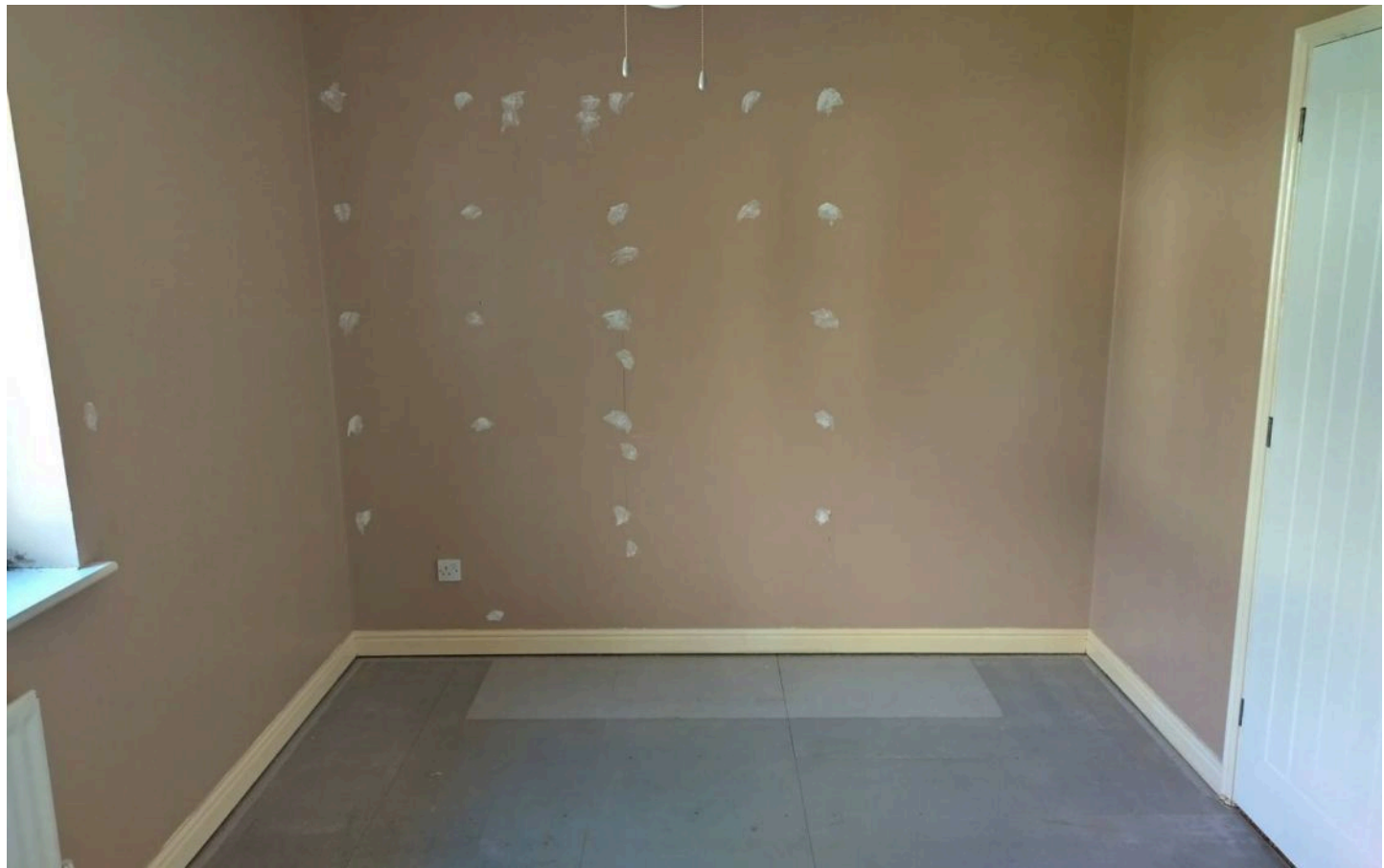
A rear facing double bedroom with ceiling light with ceiling fan, central heating radiator and uPVC double glazed window.

### **BEDROOM TWO**

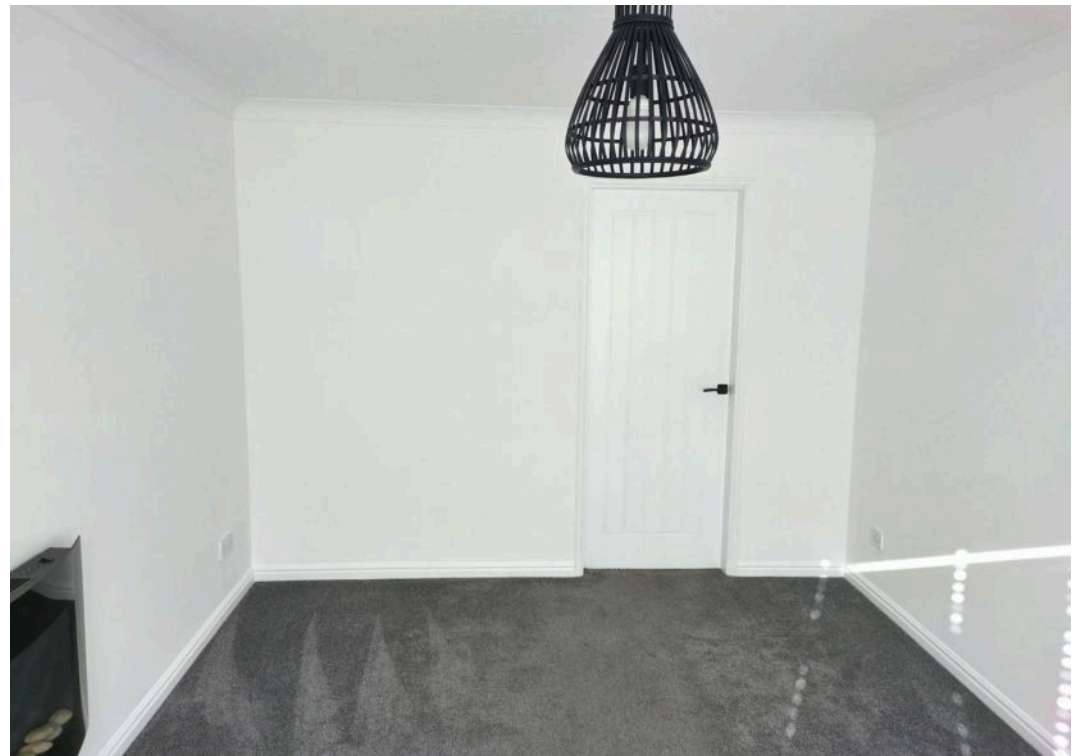
A front facing bedroom with ceiling light, central heating radiator and uPVC double glazed window.

### **SHOWER ROOM**

A modern shower room fitted within the last 18 months. Comprising of a three-piece suite in the form of; low flush W.C, basin sat within vanity unit with chrome mixer tap over and walk in shower with waterfall shower over with separate hand held attachment. The room has full tiling to walls and floor, inset ceiling spotlights, extractor fan, chrome towel rail / radiator and obscure uPVC double glazed window.



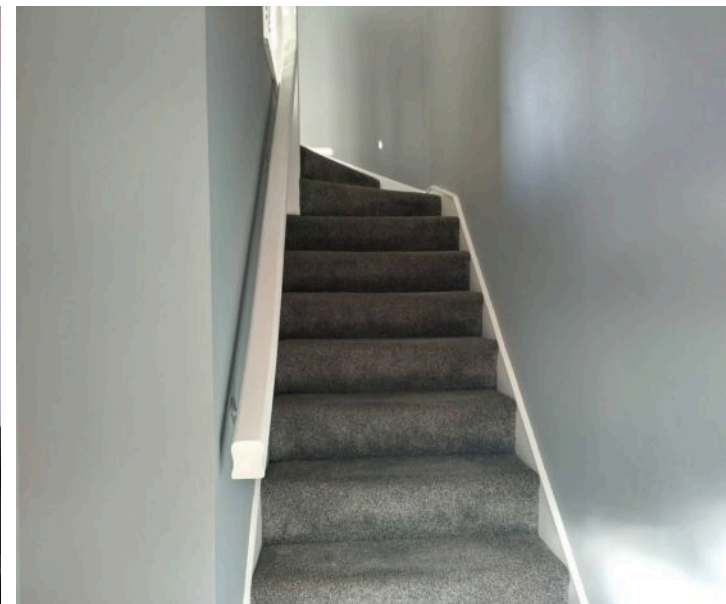




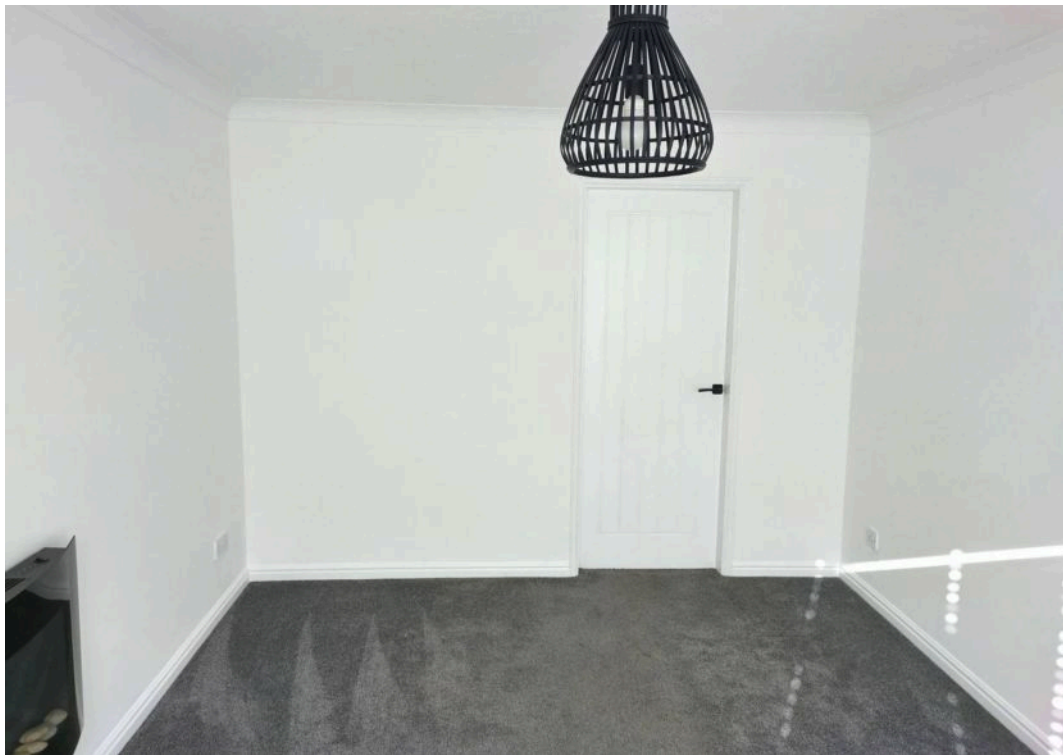
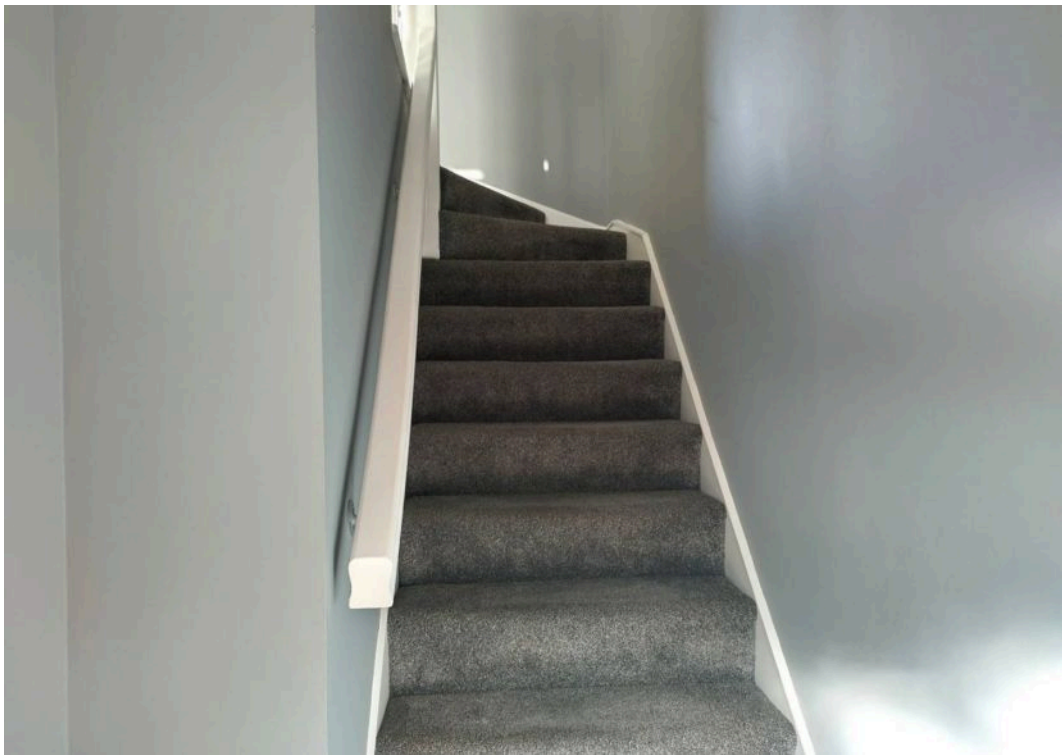


## GARDEN

Immediately behind the home and accessed from the dining kitchen is a flagged patio seating area. Lower hard standing patio area towards the property and at the back. You have the raised area which is lawned with borders down to of the wall to the two sides you have a red brick wall and then on the dividing side you have a wooden Yorkshire panelled fence. There is also access to an inspection chamber and there is also a outdoor. Brass tap and here is also an outdoor double socket, weatherproof socket. There is also a wooden raised pond. On the hard standing, which has a water feature to be confirmed, you had in front and side of property. So let's start with the front. The front is accessed from the pavement through a paved path with two steps. The paving, which goes to the white PVC front door. The pavement continues around the side of the property to give you access to the rear. Through a warden. Three quarter height gate as well as the front of the property. You also have a lawn area with a low maintenance border with white stone chips which continues round. To the side of the property to one of the properties parking areas, which is a block paved area to the side that is with the property and and then at the far end the white. Don't trip. Continue round to continue to the rear of the property. There is also a second parking space which is towards the front of the property which is to the right hand side of the garage door slightly offset. From the property slightly towards the side of #3. Good luck at describing that, sorry. And that then, is everything. Stacey. So thank you very much. Again as normal, give me any feedback and we can go from there. Thank you. Very much.







## REFERRAL ARRANGEMENTS

The Partner Agent and Auctioneer may recommend the services of third parties to you.

Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee.

This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property.

The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change



## ADDITIONAL INFORMATION

The EPC Rating is TBC and we are informed by the vendor that the property is Freehold.

## COUNCIL TAX BAND

B

## VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

## BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

## COPYRIGHT

Unauthorised reproduction prohibited.

## FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

## MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## OFFICE OPENING TIMES

### 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

The Business Village, Barnsley Business & Innovation Centre  
Innovation Way - S75 1JL

01226 731730

[barnsley@simonblyth.co.uk](mailto:barnsley@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000