



£850 Per Month
Pontefract Road
Cudworth, Barnsley, S72 8AY

PROPERTY SUMMARY

Recently decorated and newly carpeted throughout, this well-presented three-bedroom townhouse on Pontefract Road offers an ideal family home in the heart of Cudworth. The property provides approximately 850 square feet of comfortable living space, beginning with a spacious reception room that is perfect for both everyday family living and entertaining guests. The fresh décor and modern flooring create a clean, move-in-ready feel throughout.

Upstairs, there are three generously sized bedrooms, offering flexibility for family life, home working, or guest accommodation. The bathroom is well-appointed and designed to meet the needs of modern living. Situated in a popular residential area, the home is conveniently located close to local schools, shops, and everyday amenities, making it particularly well suited to families. Cudworth is known for its strong community feel, and excellent transport links provide easy access to Barnsley town centre and surrounding areas. This is a fantastic opportunity to secure a modern, low-maintenance property in a well-connected and sought-after location—ready for immediate occupation.

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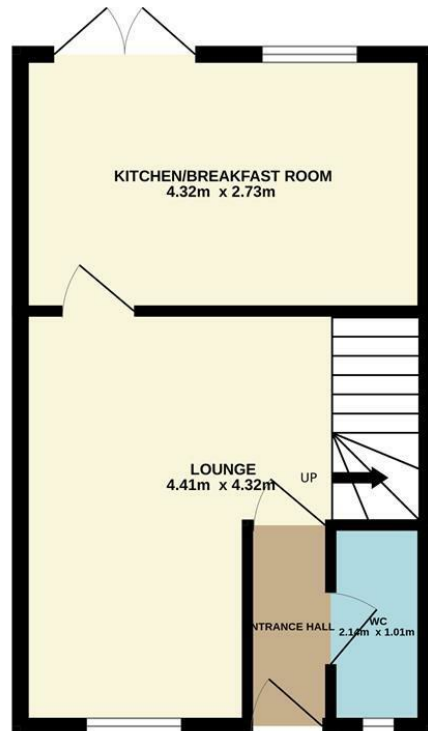




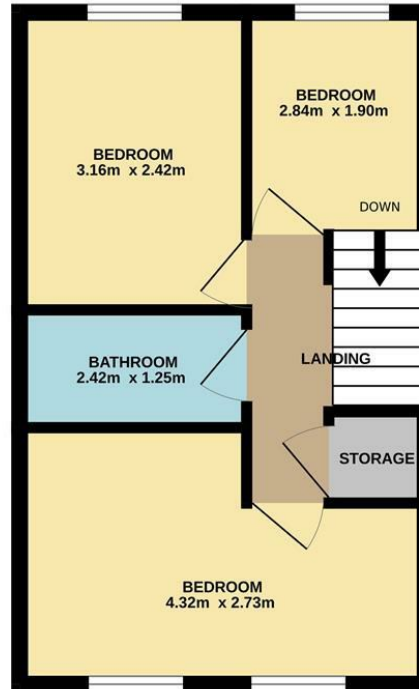




GROUND FLOOR
30.8 sq.m. approx.



1ST FLOOR
30.8 sq.m. approx.



TOTAL FLOOR AREA: 61.7 sq.m. approx.

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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LOCAL AUTHORITY

Barnsley MBC

EPC RATING:

C

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			91
(81-81) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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