



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Garden Court, Barnsley, S70 6PY

Offers Over £140,000

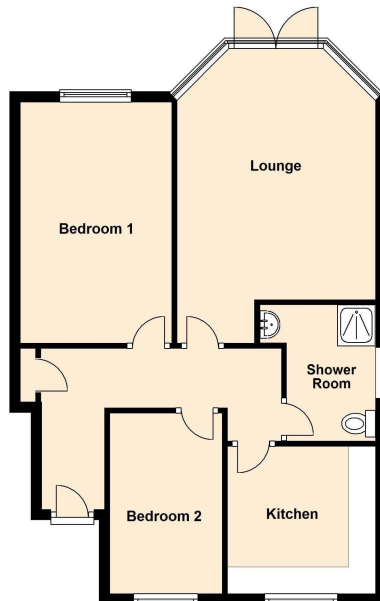
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- GROUND FLOOR APARTMENT
- BREAKFAST KITCHEN
- COMMUNAL GARDENS & AREAS
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES, BARNSELY HOSPITAL & TOWN CENTRE
- 2 BEDROOMS
- MODERN CONTEMPORARY SHOWER ROOM
- ALLOCATED & VISITOR PARKING
- EASY ACCESS TO M1 MOTORWAY NETWORK
- IDEALLY SUITED TO DOWNSIZER



SET WITHIN ONE OF BARNSELY'S MOST SOUGHT AFTER LOCATIONS IS THIS MODERN TWO BEDROOM GROUND FLOOR APARTMENT, FEATURING COMMUNAL AREAS, WELL KEPT GROUNDS AND ALLOCATED PARKING WITH VISITOR SPACES. CONVENIENTLY SITUATED WITHIN EASY REACH OF BARNSELY TOWN CENTRE, BARNSELY HOSPITAL AND THE M1 MOTORWAY NETWORK, IDEALLY SUITED TO THE DOWN SIZER.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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