



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# Church Drive, Hoylandswaine, Sheffield, S36 7LZ

Offers Over £489,950

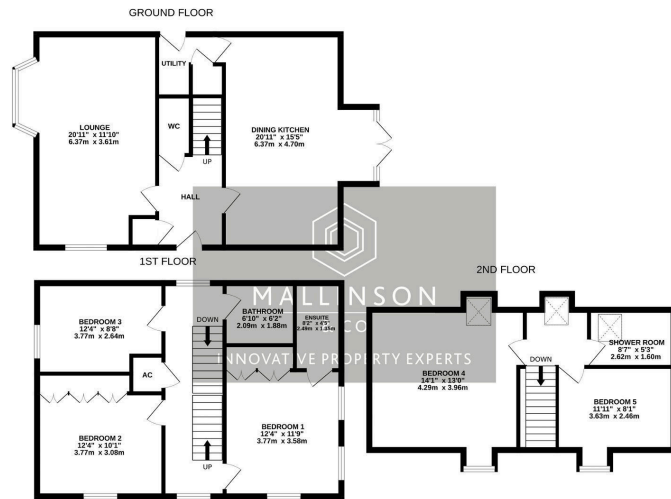
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- DETACHED STONE BUILT HOME
- OFFERING A WEALTH OF ACCOMMODATION OVER 3 FLOORS
- UTILITY
- DETACHED GARAGE & OFF STREET PARKING
- STUNNING LOCATION WITHIN A HIGHLY REGARDED VILLAGE
- 5 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN
- 4 BATHROOMS
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- VIEWING HIGHLY RECOMMENDED



TAKE A LOOK AT THIS ... SET ON THE HIGHLY REGARDED DAVID WILSON DEVELOPMENT ON THE OUTSKIRTS OF THE STUNNING VILLAGE OF HOYLANDSWAINE, IS THIS BEAUTIFULLY APPOINTED 5 BEDROOM DETACHED FAMILY HOME OFFERING SPACIOUS ACCOMMODATION OVER 3 FLOORS. THE PROPERTY GIVES EASY ACCESS TO OPEN COUNTRYSIDE, LOCAL SCHOOLING, AMENITIES AND TRANSPORT LINKS VIA THE M1 MOTORWAY NETWORK. VIEWING IS HIGHLY RECOMMENDED.



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.  
Made with Metrage (2022)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**INNOVATIVE  
PROPERTY  
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**Mallinson & Co**

Office: 01226 414 150

Email: [ben@mallinsonandco.co.uk](mailto:ben@mallinsonandco.co.uk)

Web: [www.mallinsonandco.co.uk](http://www.mallinsonandco.co.uk)

Suite 2, Penistone 1, St. Mary's Street, Penistone, Sheffield S36 6DT