



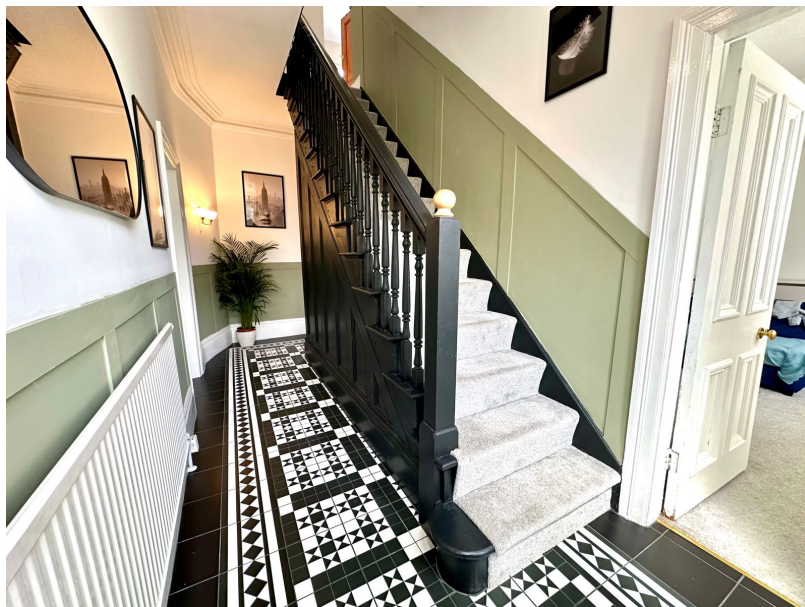
MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Park Grove, Barnsley, S70 1QB

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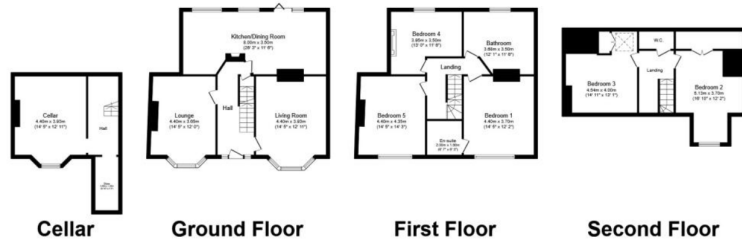
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- 5 GENEROUS BEDROOMS
- VILLA STYLE PROPERTY
- SPACIOUS ACCOMODATION
- 2 RECEPTION ROOMS
- FULLY RENOVATED
- ENSUITE TO BEDROOM 1
- ACCOMODATION OVER 3 FLOORS
- WALKING DISTANCE OF TOWN CENTRE
- OPEN PLAN KITCHEN
- ORIGINAL FEATURES



SIMPLY EXCEPTIONAL ... LOCATED A STONES THROW AWAY FROM BARNSELY TOWN CENTRE IS THIS TRULY OUTSTANDING AND LOVINGLY RESTORED 5 BEDROOM VILLA STYLE PROPERTY, FEATURING A LARGE OPEN PLAN LIVING KITCHEN, 5 GENEROUS BEDROOMS AND EN SUITE TO BEDROOM 1. THE PROPERTY IS IDEALLY SUITED TO THE FAMILY PURCHASER OFFERING A WEALTH OF ACCOMMODATION AND ALSO PROVIDES EASY ACCESS TO THE M1 MOTORWAY NETWORK. A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE FINISH AND SIZE.



Total floor area 224.1 m² (2,412 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Energy efficiency chart



INNOVATIVE
 PROPERTY
 EXPERTS

Mallinson & Co

Office: 01226 414 150
 Email: ben@mallinsonandco.co.uk
 Web: www.mallinsonandco.co.uk
 Suite 2, Penistone 1, St. Mary's Street, Penistone, Sheffield S36 6DT