






MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

**St. Juliens Way, Cawthorne, Barnsley, S75 4ES**

**Offers Over £435,000**

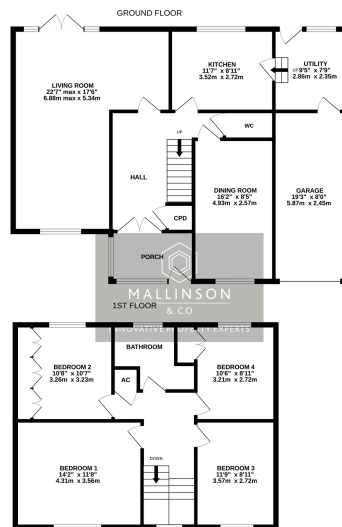
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- 4 BEDROOM DETACHED
- DEVELOPMENT POTENTIAL
- FRONT AND REAR GARDENS
- IDEAL FOR FAMILY PURCHASER
- WALKING DISTANCE OF CANNONHALL
- SITUATED IN THE AWARD WINNING VILLAGE OF CAWTHORNE
- OFF STREET PARKING
- INTEGRAL GARAGE
- 2 RECEPTION ROOMS
- A MUST SEE PROPERTY

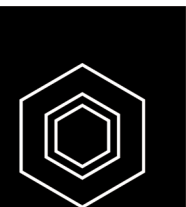


TAKE A LOOK AT THIS .... SITUATED IN THE HIGHLY ACCLAIMED AND AWARD-WINNING VILLAGE OF CAWTHORNE IS THIS DECEPTIVELY SPACIOUS 4-BEDROOM DETACHED HOME ON THIS HIGHLY REGARDED ST JULIEN'S WAY. THE PROPERTY OFFERS A WEALTH OF SCOPE TO REDEVELOP AND REMODEL AND WOULD MAKE AN IDEAL FAMILY HOME.



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 errors, omissions or misstatements. The plan is for illustrative purposes only and should not be relied upon for any purpose. The plan is for illustrative purposes only and should not be relied upon for any purpose. The plan is for illustrative purposes only and should not be relied upon for any purpose.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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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