



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# Bond Road, Barnsley, S75 2TW

Offers Over £320,000

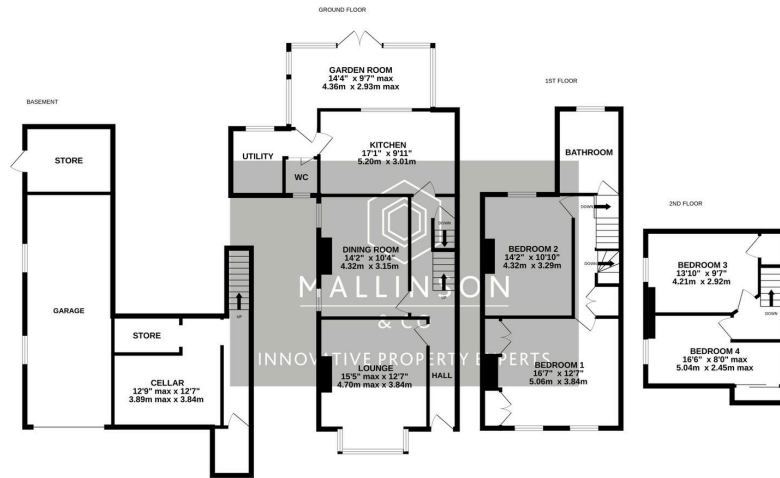
🛏️ 4 🚿 2 🚗 2



- SEMI DETACHED
- 2 RECEPTION ROOMS
- MODERN CONTEMPORARY KITCHEN
- LOW MAINTENANCE GARDENS
- SOUGHT AFTER AREA
- 4 BEDROOMS
- FULLY REWIRED
- 5 PIECE BATHROOM
- GARAGE & DRIVEWAY
- CLOSE TO TOWN CENTRE, AMENITIES, SCHOOLS & TRANSPORT LINKS



TAKE A LOOK AT THIS ... SET IN ONE OF BARNSLEYS MOST SOUGHT AFTER OLD TOWN AREAS IS THIS BEAUTIFULLY APPOINTED AND DECEPTIVELY SPACIOUS, FOUR BEDROOM SEMI DETACHED PROPERTY, HAVING BEEN FULLY REWIRED AND FEATURING AN ATTACHED GARAGE AND A JUST OFF SOUTH FACING, LOW MAINTENANCE REAR GARDEN. THE PROPERTY IS IDEALLY SUITED TO THE FAMILY PURCHASER AND PROVIDES EASY ACCESS TO THE M1 MOTORWAY NETWORK, BARNSELY GENERAL HOSPITAL AND IS WITHIN WALKING DISTANCE OF BARNSELY TOWN CENTRE.



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 Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>55</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  
EXPERTS**

**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