






MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Stead Lane, Hoyland, Barnsley, S74 0AE

Offers Over £635,000

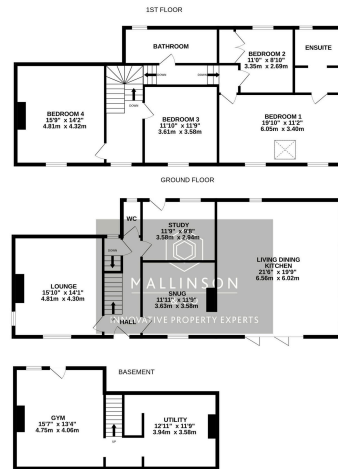
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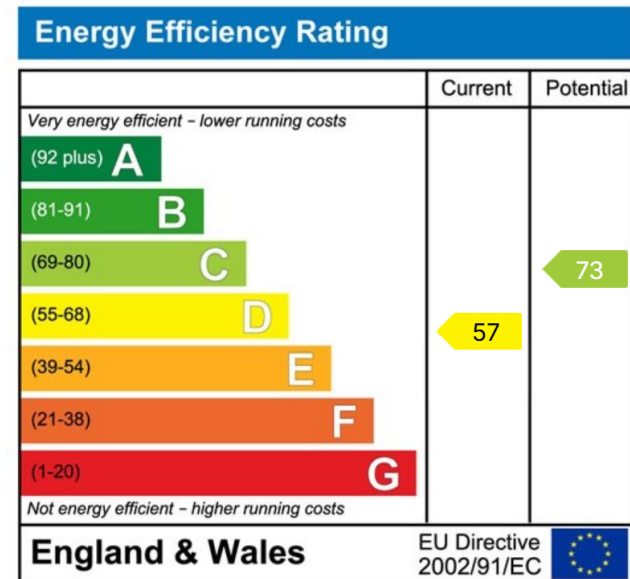
- CHARACTERFUL DETACHED FAMILY HOME
- 3 RECEPTION ROOMS
- NEW BATHROOM & EN SUITE
- AMPLE GATED OFF STREET PARKING
- MANY ORIGINAL FEATURES
- 4 DOUBLE BEDROOMS
- MODERN OPEN PLAN KITCHEN
- APPROXIMATELY 1/3 ACRE PLOT
- STUNNING PRIVATELY ENCLOSED GARDENS
- EASY ACCESS TO LOCAL AMENITIES, SCHOOLING AND THE M1 MOTORWAY NETWORK



SIMPLY OUTSTANDING LOCATED IN A PRIVATE, SECLUDED POSITION, ELM VILLA IS A STUNNING FOUR DOUBLE BEDROOM DETACHED HOME SET IN A LARGE TREE LINED PLOT OF APPROXIMATELY 1/3 ACRE WITH AMPLE OFF STREET PARKING. THE PROPERTY OFFERS SPACIOUS ACCOMMODATION WITH MANY ORIGINAL FEATURES INCLUDING A MODERN OPEN PLAN KITCHEN WITH BI FOLDING DOORS OPENING TO THE HOUSE GROUNDS, NEWLY APPOINTED BATHROOM AND EN SUITE TO THE PRINCIPAL BEDROOM. THE PROPERTY IS IDEALLY SUITED TO THE FAMILY PURCHASER AND PROVIDES EASY ACCESS TO LOCAL AMENITIES, SCHOOLING AND THE M1 MOTORWAY NETWORK. VIEWING IS HIGHLY RECOMMENDED.



TOTAL FLOOR AREA: 2004 sq ft (186.2 sq.m.) approx.
 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 C2025



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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