



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS



## White Hart Road, Penistone, Sheffield, S36 8AR

Offers Over £340,000

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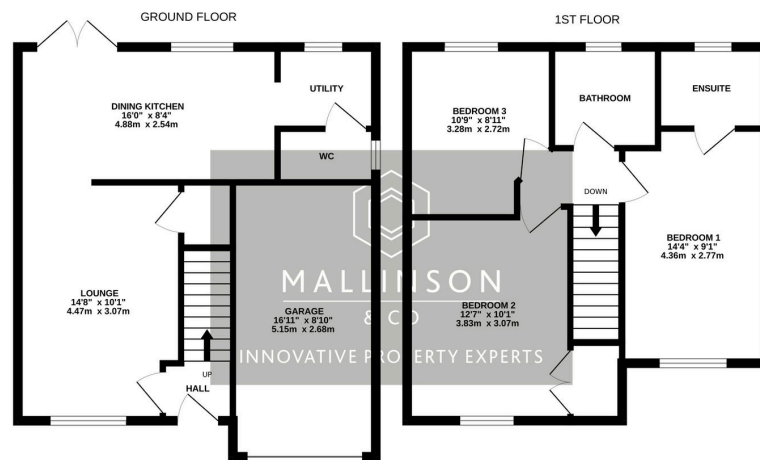
- DETACHED
- 3 BEDROOMS
- OPEN PLAN LIVING ACCOMODATION
- MODERN KITCHEN & UTILITY
- EN SUITE TO BEDROOM 1
- 10 YEAR NHBC WARRANTY
- INTEGRAL GARAGE & DRIVE WITH CHARGING POINT
- SOUTH FACING GARDEN
- MANY UPGRADES FROM NEW
- CLOSE TO PENISTONE AMENITIES, SCHOOLING & TRANSPORT LINKS



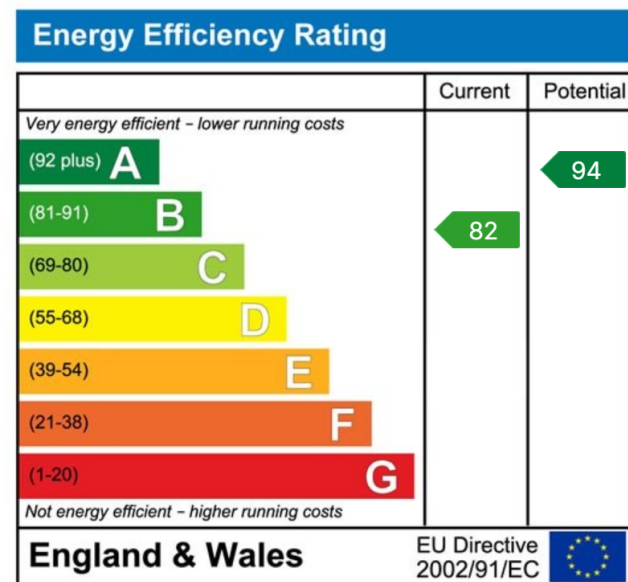




WOW, WOW, WOW, ... NOT TO BE MISSED! WELL POSITIONED ON PENNING FOLD ESTATE, IS THIS BEAUTIFULLY PRESENTED, THREE BEDROOM DETACHED HOME SET IN THIS HIGHLY REGARDED NEW BARRATT HOMES DEVELOPMENT IN PENISTONE. THE 'DENBY' STYLE PROPERTY HAS BEEN FINISHED TO A HIGH STANDARD THROUGHOUT BY THE CURRENT VENDORS, WITH UPGRADES INCLUDING LVT FLOORING AND WOOL CARPETS THROUGHOUT. IDEALLY SUITED TO FIRST TIME BUYERS, FAMILIES OR DOWNSIZERS, THE PROPERTY FEATURES A SOUTH FACING GARDEN, FAR REACHING VIEWS OF THE LOCAL COUNTRYSIDE, LARGE DRIVEWAY AND INTEGRAL GARAGE WITH ELECTRIC CHARGE POINT, AN OPEN PLAN GROUND FLOOR LAYOUT, EN SUITE FACILITY TO BEDROOM ONE, AND STILL BENEFITS FROM THE 10 YEAR BUILD WARRANTY.



TOTAL FLOOR AREA: 1004 sq. ft. (93.3 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.  
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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