






MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS



## Pashley Croft, Wombwell, Barnsley, S73 0LD

Offers Over £335,000

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- DETACHED FAMILY HOME
- 3 - 4 BEDROOMS
- 2 RECEPTION ROOMS
- SUPERB OPEN PLAN LIVING/ DINING KITCHEN
- EN SUITE & WALK IN WARDROBE TO BEDROOM 1
- HIGH QUALITY FIXTURES & FITTINGS THROUGHOUT
- STUNNING LANDSCAPED GARDEN
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- BEAUTIFULLY PRESENTED
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS

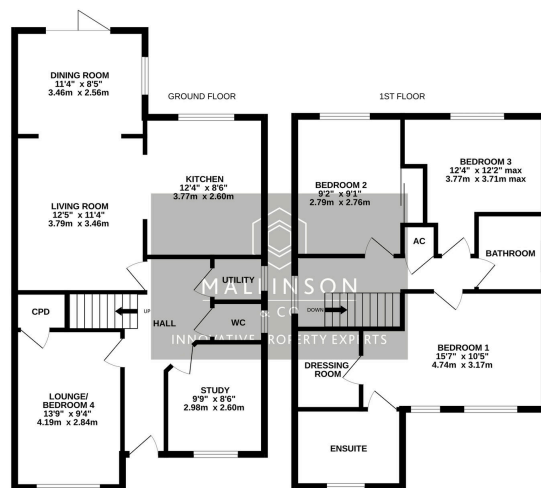




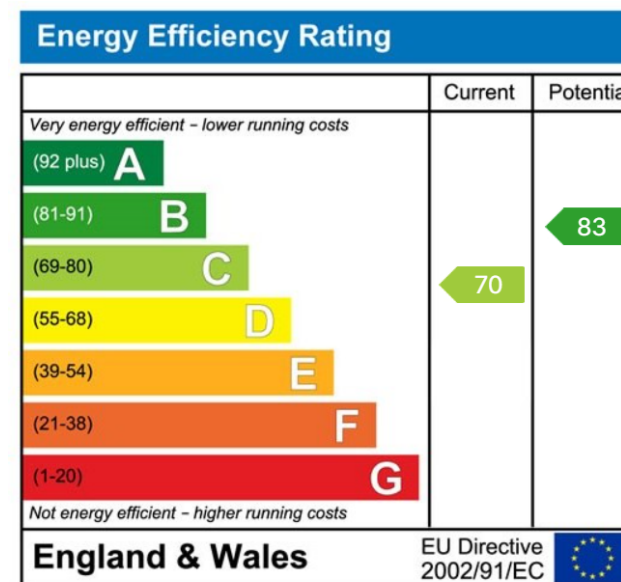


SIMPLY STUNNING! ... ENJOYING A PRIME POSITION AT THE END OF A CUL DE SAC, IS THIS BEAUTIFULLY PRESENTED AND SYMPATHETICALLY EXTENDED, THREE-FOUR BEDROOM DETACHED FAMILY HOME BOASTING A STUNNING LANDSCAPED GARDEN WITH RAISED TERRACE, AMPLE OFF-STREET PARKING AND FAR-REACHING VIEWS OVER THE LOCAL COUNTRYSIDE. HAVING BEEN FULLY RENOVATED TO AN EXCEPTIONAL STANDARD THROUGHOUT, FEATURING A SUPERB OPEN PLAN LIVING DINING KITCHEN, TWO FURTHER RECEPTION ROOMS WHICH COULD BE USED AS BEDROOMS IF DESIRED, DOWNSTAIRS W.C. AND UTILITY, PRIMARY SUITE WITH WALK IN WARDROBE AND EN SUITE, TWO FURTHER GENEROUS BEDROOMS AND MODERN BATHROOM. LOCATED WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES INCLUDING WOMBWELL TRAIN STATION, DEARNE VALLEY PARKWAY, CORTON WOOD RETAIL PARK, ELSECAR HERITAGE CENTRE, SCHOOL VIEWING

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TOTAL FLOOR AREA : 1371 sq ft (127.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, costs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The architect, surveyor and agent accept no liability for any errors or omissions. Plans are for illustrative purposes only and should be used as a guide to the prospective purchaser. Plans are for illustrative purposes only and should be used as a guide to the prospective purchaser. Plans are for illustrative purposes only and should be used as a guide to the prospective purchaser.



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