



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

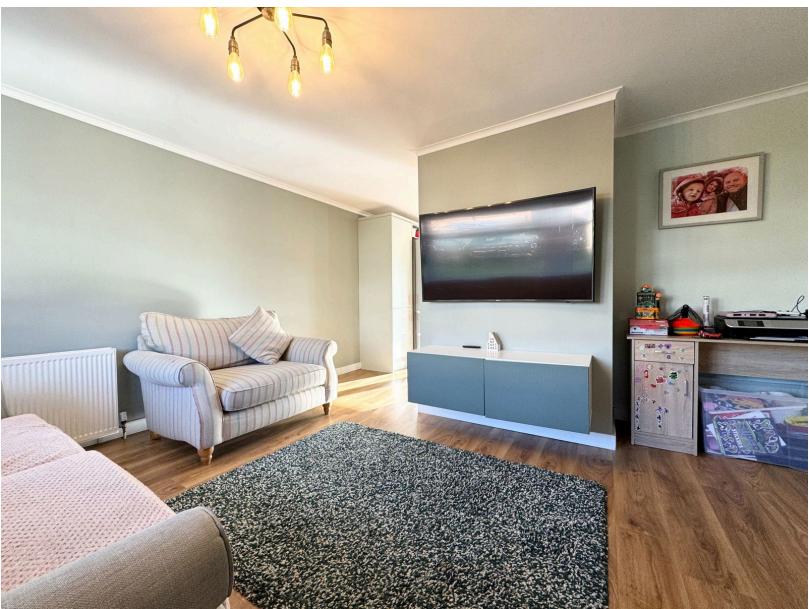
Hall Royd Walk, Silkstone Common, Barnsley, S75 4QB

Offers In Region Of £280,000

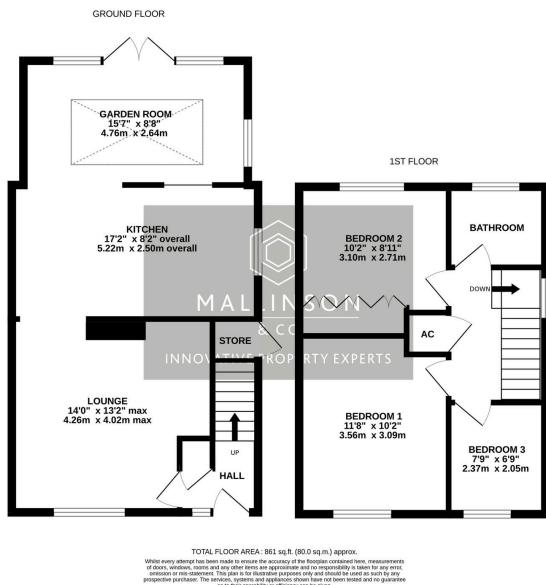
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- SEMI DETACHED
- 3 BEDROOMS
- MODERN OPEN PLAN KITCHEN
- SUPERB CONSERVATORY EXTENSION
- GARDENS TO FRONT & REAR
- DETACHED GARAGE & LARGE DRIVEWAY
- VIEWS OVER & ACCESS TO PARK AT REAR
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS
- IDEAL FOR FIRST TIME BUYER, FAMILY OR DOWNSIZER



PARKSIDE LIVING IN THE HEART OF SILKSTONE COMMON! ... POSITIONED IN THIS EVER-POPULAR VILLAGE AND ENJOYING A DELIGHTFUL OUTLOOK TO THE REAR OVER ADJOINING PARKLAND AND WOODLAND, THIS SUPERB THREE-BEDROOM SEMI-DETACHED HOME OFFERS EXCELLENT WELL-BALANCED ACCOMMODATION IDEAL FOR COUPLES, FAMILIES OR THOSE LOOKING TO DOWNSIZE. THE PROPERTY BENEFITS FROM A FANTASTIC OPEN PLAN KITCHEN AND CONSERVATORY EXTENSION, GENEROUS DRIVEWAY PARKING, DETACHED GARAGE AND DIRECT GATED ACCESS TO THE PARK, ALL SET WITHIN ATTRACTIVELY ESTABLISHED GARDENS.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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