

## 9 Willow Mews, Grimethorpe, Barnsley, S72 7FQ

Discover The Pine, a beautiful 4 Bed Detached home in Grimethorpe.

This property boasts a generous living space, offering ample room for comfortable living. Upon entering, you are greeted by a spacious hallway, downstairs w/c, leading to the open plan dining kitchen, utility room and Lounge, perfect for entertaining guests or simply relaxing with your loved ones. To the first floor there is four spacious bedrooms with En-suite to the master and large house bathroom, providing plenty of space for a growing family or accommodating guests. Parking is made easy with Garage and double drive.

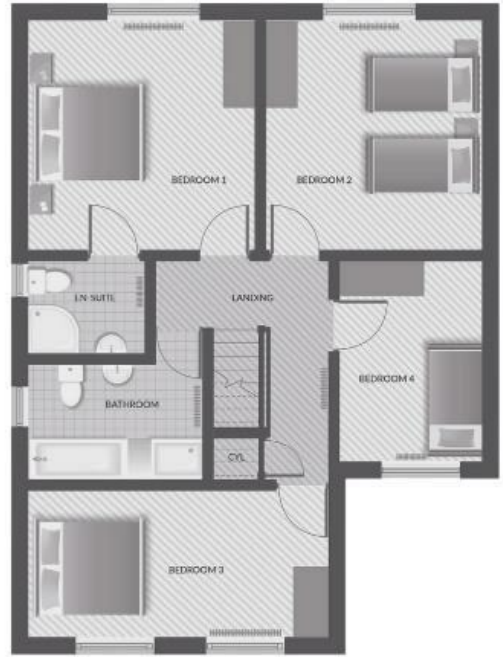
Key Features:

TILED FLOOR DOWNSTAIRS THROUGHOUT  
UNDER FLOOR HEATING DOWNSTAIRS  
FULLY TILED BATHROOM  
FULLY TILED ENSUITE  
CUL DE SAC POSITION

Visit SAUL HOMES HEAD OFFICE, Burntwood Court, Common Road, Brierley Common, Brierley, S72 9ET.

- THE PINE
- 4 Bed Detached Home
- Perfect for Growing Families
- Spacious Lounge
- Open Plan Kitchen/Diner
- Master Bed with En-Suite
- Garage & Off Road Parking

**£395,000**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>84</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	