



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS



## Cutts Field View, Royston, Barnsley, S71 4EN

Offers Over £325,000

🛏 4 🍳 3 🛋 2



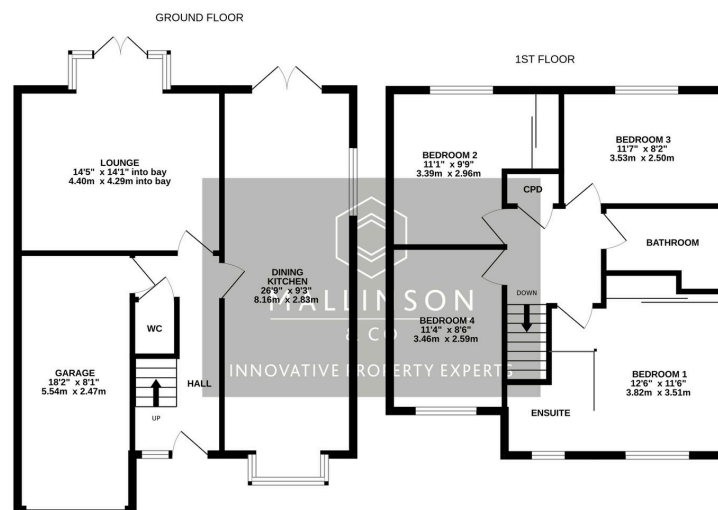
- DETACHED
- 4 DOUBLE BEDROOMS
- LARGE MODERN OPEN PLAN • OPEN EN SUITE TO KITCHEN BEDROOM 1
- LANDSCAPED REAR GARDEN • SUPPERB OUTSIDE ENTERTAINMENT AREA
- SINGLE GARAGE & DRIVEWAY
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- AN IDEAL FAMILY HOME



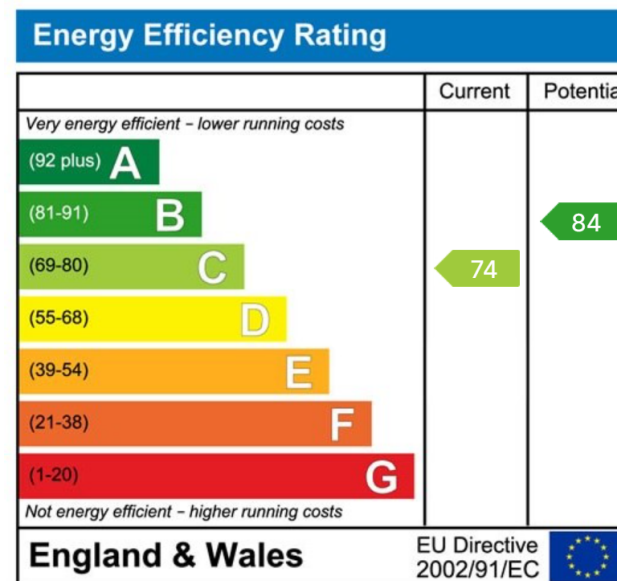




TAKE A LOOK AT THIS .... SITUATED WITHIN A LITTLE KNOWN CUL DE SAC LOCATION IS THIS BEAUTIFULLY APPOINTED AND CONTEMPORARILY DESIGNED, FOUR BEDROOM DETACHED FAMILY HOME, SET WITHIN A LARGE PLOT FEATURING STUNNING OUTDOOR ENTERTAINMENT AREAS. THE PROPERTY ALSO FEATURES A LARGE OPEN PLAN KITCHEN, A CONTEMPORARY OPEN STYLE EN SUITE TO BEDROOM ONE, SINGLE GARAGE AND DRIVEWAY. LOCATED WITHIN CLOSE PROXIMITY TO ROYSTON CENTRE AMENITIES, LOCAL SCHOOLS AND EXCELLENT COMMUTING LINKS.



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 10/2014



INNOVATIVE  
PROPERTY  
EXPERTS

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