



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

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

Offers Over £325,000

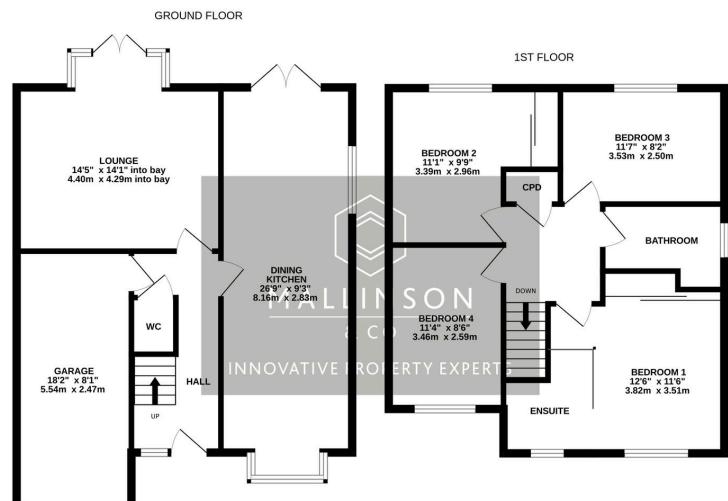
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- DETACHED
- 4 DOUBLE BEDROOMS
- LARGE MODERN OPEN PLAN KITCHEN
- OPEN EN SUITE TO BEDROOM 1
- LANDSCAPED REAR GARDEN
- SUPERB OUTSIDE ENTERTAINMENT AREA
- SINGLE GARAGE & DRIVEWAY
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES, SCHOOLS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

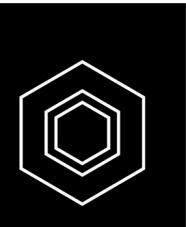


TAKE A LOOK AT THIS .... SITUATED WITHIN A LITTLE KNOWN CUL DE SAC LOCATION IS THIS BEAUTIFULLY APPOINTED AND CONTEMPORARILY DESIGNED, FOUR BEDROOM DETACHED FAMILY HOME, SET WITHIN A LARGE PLOT FEATURING STUNNING OUTDOOR ENTERTAINMENT AREAS. THE PROPERTY ALSO FEATURES A LARGE OPEN PLAN KITCHEN, A CONTEMPORARY 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.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(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



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