



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Kelvin Grove, Wombwell, Barnsley, S73 0DL

£265,000

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- PERIOD LINK DETACHED
- WEALTH OF CHARM & CHARACTER
- MANY ORIGINAL FEATURES
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- IN NEED OF MODERNISATION
- DOUBLE GARAGE & DRIVEWAY
- GARDEN
- FURTHER DEVELOPMENT POTENTIAL
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS



ATTENTION DEVELOPERS, INVESTORS AND LOVERS OF PERIOD PROPERTY ALIKE. THIS SUBSTANTIAL STONE-BUILT CHARACTER HOME OCCUPIES A PROMINENT POSITION IN THE HEART OF WOMBWELL AND PRESENTS A RARE OPPORTUNITY TO ACQUIRE A FOUR BEDROOM RESIDENCE BRIMMING WITH ORIGINAL FEATURES AND OFFERING EXCEPTIONAL SCOPE FOR MODERNISATION AND REDEVELOPMENT. WITH THREE RECEPTION ROOMS, CELLAR, OFFICE SPACE, GARDENS, OFF-STREET PARKING AND A DOUBLE GARAGE, THE PROPERTY COMBINES CHARM, SCALE AND ENDLESS POTENTIAL, MAKING IT AN EXCITING PROJECT FOR THOSE SEEKING TO RESTORE AND ENHANCE A TRULY SPECIAL HOME.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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