



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Oakwood Road, Royston, Barnsley, S71 4EZ

Offers Over £475,000

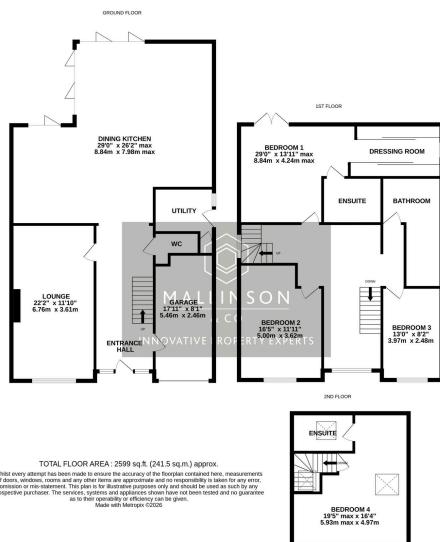
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- DETACHED
- BESPOKE OPEN PLAN LIVING KITCHEN & UTILITY
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRIVATELY ENCLOSED REAR GARDEN
- HIGH QUALITY FIXTURES & FITTINGS
- 4 BEDROOMS
- 2 EN SUITE BEDROOMS
- INTEGRAL GARAGE & DRIVEWAY
- VIEWS OVER PLAYING FIELDS
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS TO BARNSLEY & WAKEFIELD



A TRULY IMPRESSIVE AND CONTEMPORARY THREE-STOREY FAMILY HOME! ... OAKWOOD HOUSE OFFERS EXCEPTIONAL OPEN-PLAN LIVING, STRIKING ARCHITECTURAL FEATURES AND GENEROUS ACCOMMODATION THROUGHOUT. DESIGNED WITH MODERN LIFESTYLES IN MIND, THE PROPERTY ENJOYS FAR-REACHING VIEWS OVER ADJACENT PLAYING FIELDS TO THE REAR AND BENEFITS FROM HIGH-QUALITY FINISHES INCLUDING UNDERFLOOR HEATING, BESPOKE KITCHEN AND BATHROOMS, AND FEATURE GLAZING. SET BEHIND A SUBSTANTIAL DRIVEWAY WITH INTEGRAL GARAGE, THIS OUTSTANDING HOME DELIVERS SPACE, STYLE AND VERSATILITY IN EQUAL MEASURE.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(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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