

MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Woodroyd Gardens, Wombwell, Barnsley, S73 0HB

Offers Over £625,000

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- DOUBLE GARAGE AND AMPLE DRIVEWAY PARKING
- PRIVATE REAR GARDEN WITH WOODLAND FEEL
- EACH BEDROOM WITH EN-SUITE FACILITIES
- SEPARATE GENEROUS UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- VERSATILE OUTBUILDING
- TWO BEDROOMS WITH SEPARATE DRESSING ROOMS
- TWO SPACIOUS RECEPTION ROOMS
- CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- OUTSTANDING DETACHED FAMILY HOME



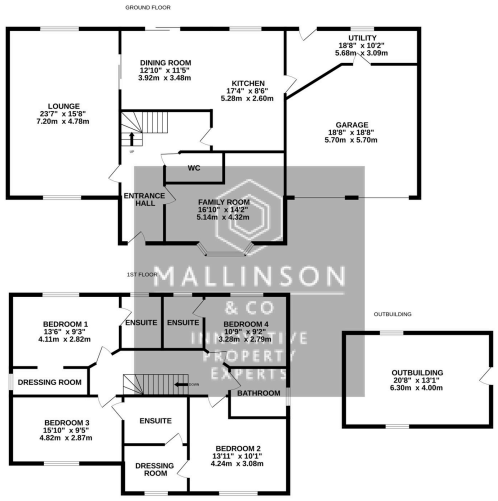






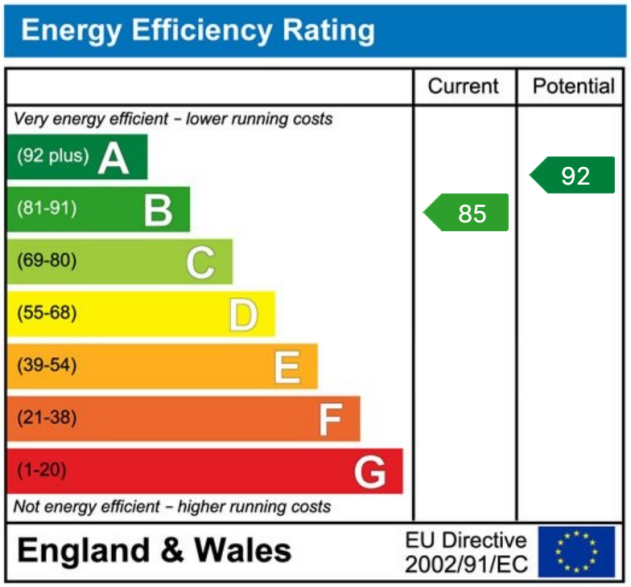
THIS ONE IS DEFINITELY WORTH VIEWING! ... THIS OUTSTANDING FOUR-BEDROOM DETACHED HOME OFFERS GENEROUS ACCOMMODATION, CONTEMPORARY COMFORTS AND AN EXCEPTIONAL SETTING FOR FAMILY LIFE. AT THE HEART OF THE HOME IS A STYLISH FITTED KITCHEN WITH ADJOINING DINING AREA, SEPARATE UTILITY ROOM AND TWO SPACIOUS RECEPTION ROOMS. UPSTAIRS, FOUR DOUBLE BEDROOMS EACH BENEFIT FROM EN-SUITE FACILITIES, WITH TWO ALSO FEATURING PRIVATE DRESSING ROOMS. EXTERNALLY, A PRIVATE WOODLAND-STYLE GARDEN, VERSATILE OUTBUILDING, DOUBLE GARAGE AND AMPLE DRIVEWAY PARKING COMPLETE THIS IMPRESSIVE FAMILY HOME, IDEALLY LOCATED CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS.





TOTAL FLOOR AREA : 2810 sq.ft. (261.1 sq.m.) approx.

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.
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