



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# Longsideway, Barnsley, S75 2JL

Offers Over £475,000

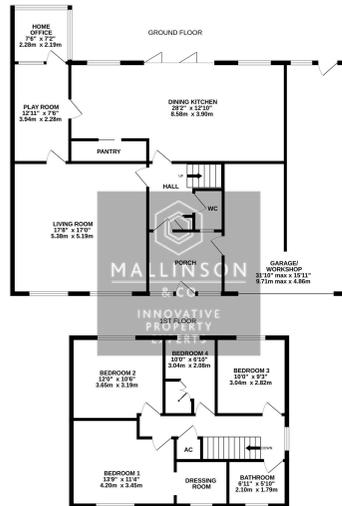
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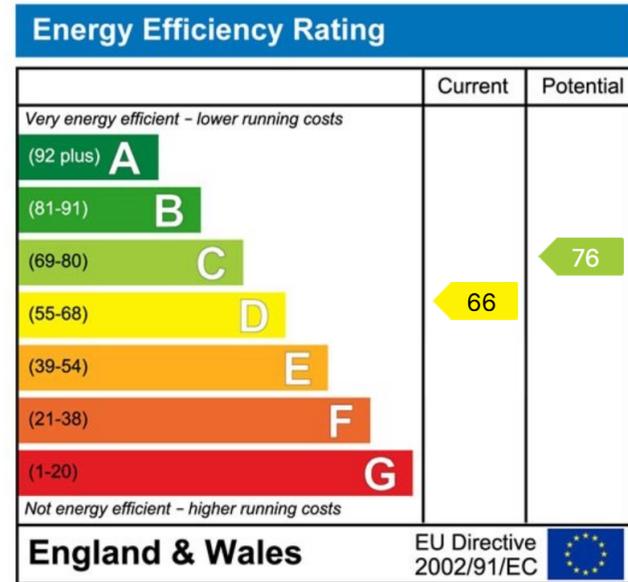
- DETACHED FAMILY HOME
- 3 RECEPTION ROOMS
- MODERN BATHROOMS
- DOUBLE GARAGE & LARGE DRIVEWAY
- CLOSE TO TOWN CENTRE, LOCAL AMENITIES & SCHOOLING
- 4 BEDROOMS
- STUNNING OPEN PLAN KITCHEN
- WALK IN DRESSING ROOM TO BEDROOM 1
- REAR GARDEN
- EASY ACCESS TO M1 MOTORWAY NETWORK



SIMPLY OUTSTANDING .... SITUATED ON A HIGHLY REGARDED DEVELOPMENT WITHIN POGMOOR, THIS BEAUTIFULLY APPOINTED AND FULLY RENOVATED FOUR-BEDROOM DETACHED RESIDENCE OFFERS EXCEPTIONAL FAMILY LIVING. WITH A DOUBLE GARAGE, AN OUTSTANDING OPEN-PLAN LIVING KITCHEN AND THREE FURTHER RECEPTION ROOMS, THE PROPERTY PROVIDES GENEROUS AND VERSATILE ACCOMMODATION THROUGHOUT. IDEALLY POSITIONED WITHIN CLOSE PROXIMITY TO BARNESLEY TOWN CENTRE AND OFFERING EXCELLENT ACCESS TO THE M1 MOTORWAY NETWORK, THIS HOME PERFECTLY COMBINES STYLE, COMFORT AND CONVENIENCE.



TOTAL FLOOR AREA: 1969 sq.ft. (182.9 sq.m.) approx.  
 \*When every property has been built to comply with the minimum energy efficiency requirements of the Energy Performance of Buildings Directive (EPBD), the energy performance of the building will be measured and the energy performance certificate (EPC) will be issued. The energy performance certificate (EPC) will be issued to the property owner. The energy performance certificate (EPC) will be issued to the property owner. The energy performance certificate (EPC) will be issued to the property owner.



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