



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Cherry Tree Street, Hoyland, Barnsley, S74 9RW

Offers Over £200,000

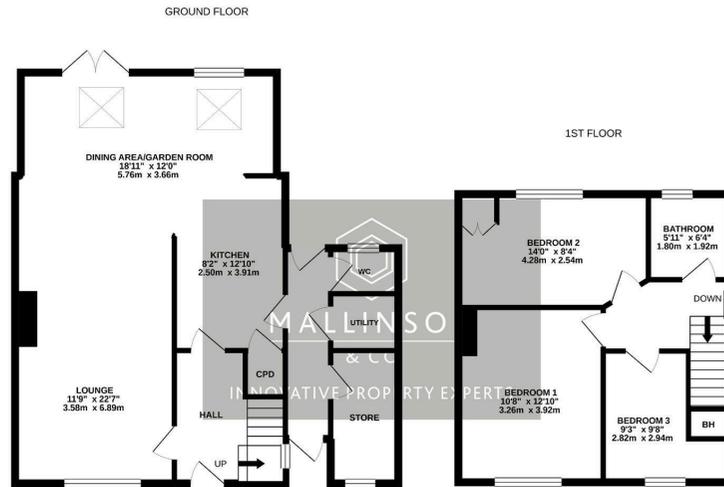
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- SEMI DETACHED
- EXTENDED TO REAR
- OPEN PLAN LIVING SPACE
- MODERN BATHROOM
- SOUTH FACING REAR GARDEN
- 3 BEDROOMS
- BEAUTIFULLY PRESENTED
- STUNNING OPEN PLAN KITCHEN
- DRIVEWAY PROVIDING OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES, SCHOOLING & EXCELLENT TRANSPORT LINKS



VIEWING IS ESSENTIAL! ... LOCATED WITHIN A POPULAR AND CONVENIENT AREA OF HOYLAND, THIS BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME OFFERS STYLISH, CONTEMPORARY LIVING WITH THE BENEFIT OF A STUNNING OPEN PLAN EXTENSION TO THE REAR. PERFECTLY SUITED TO FIRST-TIME BUYERS, YOUNG FAMILIES OR THOSE SEEKING MODERN OPEN-PLAN ACCOMMODATION, THE PROPERTY ENJOYS GENEROUS OFF-STREET PARKING AND A SUPERB SOUTH-FACING LANDSCAPED GARDEN WITH SUMMER HOUSE.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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. Made with MergeUp (2021)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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