



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

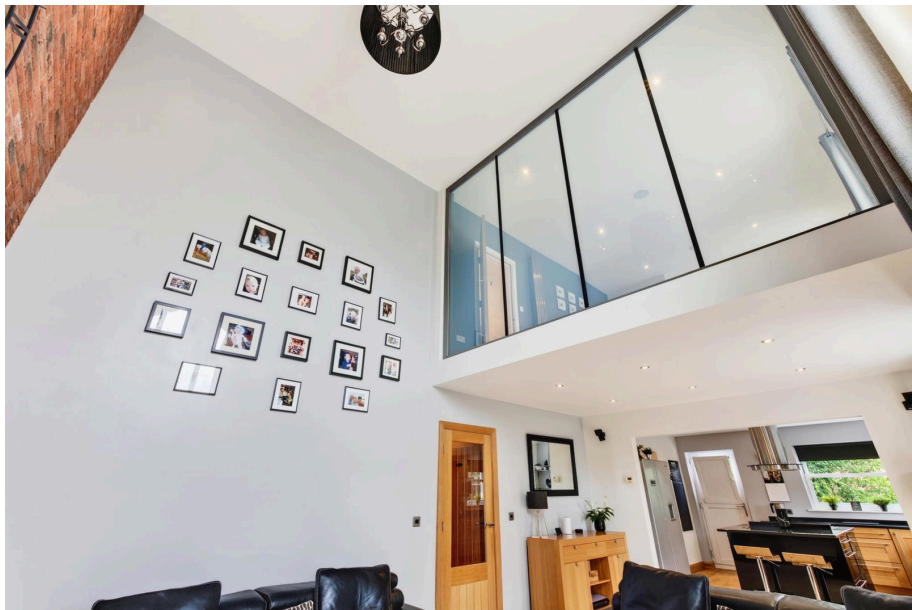
Royston Hill, Hoyland, Barnsley, S74 9HN

Offers Over £450,000

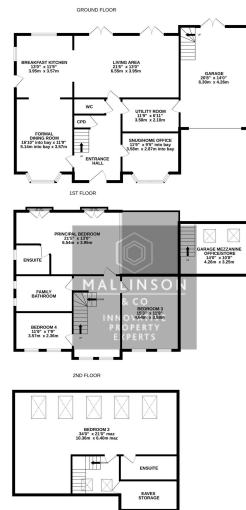
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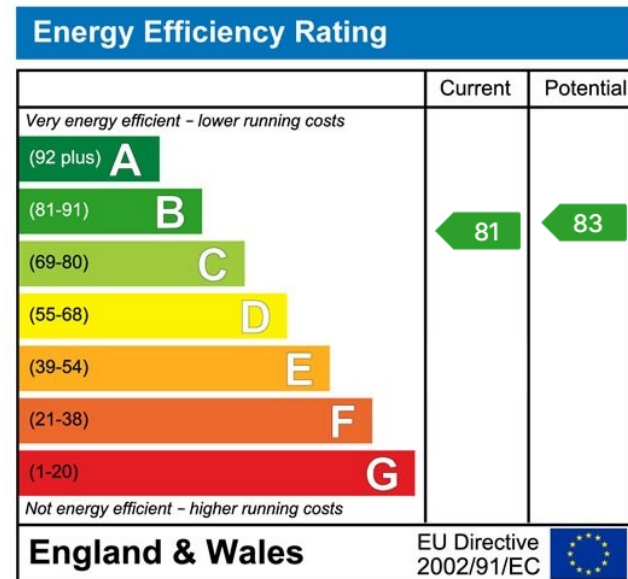
- STUNNING 4 BEDROOM DETACHED HOME
- 3 VERSATILE RECEPTION ROOMS
- VAULTED CEILING WITH FEATURE PITCHED WINDOW
- EXTENSIVE DECKING & ENTERTAINING AREAS
- SECURE GATED DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- EXCEPTIONAL OPEN-PLAN KITCHEN, DINING & LIVING SPACE
- LUXURY FAMILY BATHROOM & 2 EN SUITES
- LANDSCAPED GARDENS
- DETACHED GARAGE WITH MEZZANINE HOME OFFICE
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS



ABSOLUTELY SUPERB! ... OCCUPYING AN ENVIABLE POSITION ON THE HIGHLY DESIRABLE ROYSTON HILL, THIS IMPRESSIVE FOUR-BEDROOM DETACHED RESIDENCE HAS BEEN THOUGHTFULLY DESIGNED TO BLEND CHARACTER FEATURES WITH MODERN OPEN-PLAN LIVING. BOASTING AN EXCEPTIONAL OPEN-PLAN KITCHEN, DINING AND LIVING SPACE WITH VAULTED CEILING, A VERSATILE SELECTION OF RECEPTION ROOMS, A STUNNING PRINCIPAL SUITE, TWO EN SUITES, GENEROUS GARDENS, A DETACHED GARAGE WITH MEZZANINE OFFICE AND GATED OFF-STREET PARKING. THIS OUTSTANDING HOME OFFERS FLEXIBLE ACCOMMODATION IDEALLY SUITED TO THE MODERN FAMILY, CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS. AN EARLY VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE, SPECIFICATION AND UNIQUE FEATURES ON OFFER.



TOTAL FLOOR AREA: 2942 sq.ft. (273.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements are taken, obtained, derived and any other errors are made and are not responsible for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The actual layout, dimensions, and other details may vary from those shown and no guarantee as to their accuracy or efficiency can be given.
Made with Mapbox 10/20



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