



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Ben Bank Road, Silkstone Common, Barnsley, S75 4PA

Offers Over £350,000

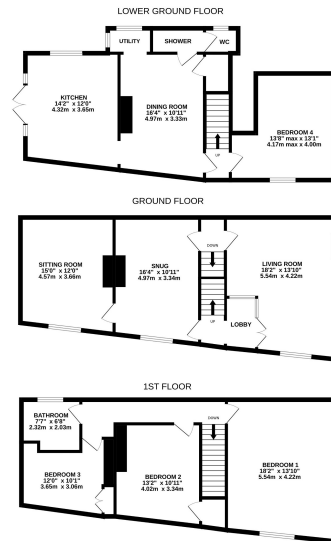
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- CHARACTER HOME
- SEMI DETACHED
- 4 DOUBLE BEDROOMS
- SITUATED OVER 3 FLOORS
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- PRIVATE ENCLOSED LOW MAINTENANCE GARDEN WITH OFF STREET PARKING
- SOUGHT AFTER LOCATION CLOSE TO COUNTRYSIDE
- CLOSE TO HIGHLY REGARDED SCHOOLS, AMENITIES & TRANSPORT LINKS
- AN IDEAL FAMILY HOME



SET IN THE HEART OF THE ICONIC VILLAGE OF SILKSTONE COMMON IS THIS BEAUTIFULLY PRESENTED, 4 DOUBLE BEDROOM CHARACTER HOME, OFFERING A WEALTH OF ACCOMMODATION AS WELL AS CHARMING CHARACTER THROUGHOUT WITH VERSATILE LIVING ACCOMMODATION. IT IS IDEALLY SUITED TO THE FAMILY OCCUPIER AND IS WITHIN CLOSE PROXIMITY TO AMAZING COUNTRYSIDE , M1 MOTORWAY NETWORK AND HIGHLY REGARDED SCHOOLS.



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or discrepancies. This plan is for guidance only and should not be used for any prospective purchase. The actual floorplan may vary from the details and no guarantee as to their quantity or efficiency can be given.

Energy performance certificate (EPC)																																		
1 Ben Bank Road Silkstone Common BARSBLEV G15 4PA	Energy rating C	Valid until: 5 October 2033 Certificate number: 2295-3030-7201-26074304																																
Property type	End-terrace house																																	
Total floor area	181 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions																																		
(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)																																		
Energy rating and score																																		
This property's current energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
For properties in England and Wales:		the average energy rating is D the average energy score is 60																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>← C</td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>			Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	← C		55-68	D			39-54	E			21-38	F			1-20	G		
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