



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS



# Cubley Wood Way, Penistone, Sheffield, S36 9AQ

Offers Over £369,950

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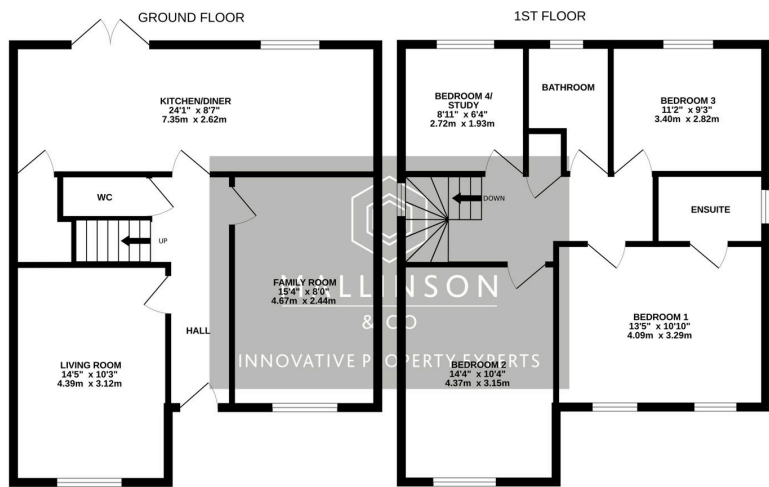


- 4 BEDROOM DETACHED
- SOUTH FACING 2-TIERED GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- 2 RECEPTION ROOMS
- EASY ACCESS TO PENISTONE CENTRE
- IDYLIC LOCATION
- OFF-STREET PARKING
- OPEN PLAN KITCHEN
- CONVERTED GARAGE
- IDEAL FAMILY HOME





SIMPLY OUTSTANDING .... SITUATED WITHIN WALKING DISTANCE OF PENISTONE TOWN CENTRE IS THIS BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED FAMILY HOME, HAVING A CONVERTED GARAGE TO CREATE 2 RECEPTION ROOMS. THE PROPERTY FEATURES SOUTH FACING GARDENS, A PLEASANT ASPECT OVER GREEN SPACE AND A MODERN CONTEMPORARY FINISH THROUGHOUT. IT IS POSITIONED WITHIN EASY ACCESS TO OPEN COUNTRYSIDE, LOCAL NURSERIES AND SCHOOLS AS WELL AS BEING A 5 MINUTE WALK FROM PENISTONE TOWN CENTRE.



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. Made with Metropix v2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**INNOVATIVE  
PROPERTY  
EXPERTS**

**Mallinson & Co**

Office: 01226 414 150  
 Email: [ben@mallinsonandco.co.uk](mailto:ben@mallinsonandco.co.uk)  
 Web: [www.mallinsonandco.co.uk](http://www.mallinsonandco.co.uk)  
 Suite 2, Penistone 1, St. Mary's Street, Penistone, Sheffield S36 6DT