



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# Greno View, Hood Green, Barnsley, S75 3HG

Offers Over £225,000

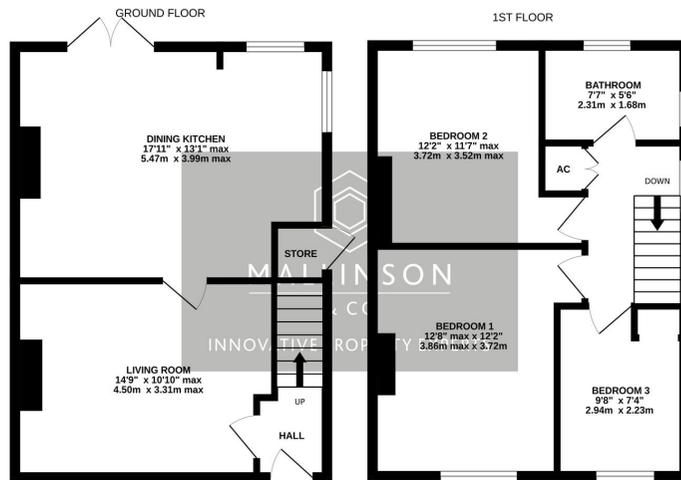
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- 3 BEDROOMS
- SEMI DETACHED HOUSE
- OPEN PLAN KITCHEN
- MODERN CONTEMPORARY FINISH
- FRONT AND REAR GARDENS
- RECENTLY FITTED BATHROOM SUITE
- POTENTIAL TO CREATE OFF STREET PARKING
- HIGHLY REGARDED VILLAGE LOCATION
- EASY ACCESS TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- IDEALLY SUITED TO FAMILY, COUPLE OR FIRST TIME BUYER

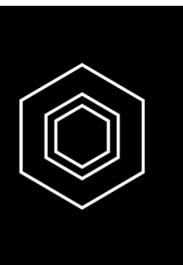


SIMPLY OUTSTANDING ..... SITUATED WITHIN THE RURAL VILLAGE OF HOOD GREEN IS THIS TRULY OUTSTANDING AND FULLY RENOVATED 3 BEDROOM SEMI-DETACHED PROPERTY FEATURING OPEN PLAN HIGH QUALITY KITCHEN WITH FULL INTEGRATED APPLIANCES. THERE ARE FRONT AND REAR GARDENS AND ALSO THE POTENTIAL TO CREATE OFF-STREET PARKING. THIS IS AN IDEAL HOME FOR A FAMILY, COUPLE OR FIRST TIME BUYER AND MUST BE SEEN TO BE APPRECIATED.



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.  
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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 88        |
| (69-80) <b>C</b>                            | 72                         |           |
| (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<br>2002/91/EC |           |



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