



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS



# Highfields, Hoylandswaine, Sheffield, S36 7JP

Offers Over £285,000

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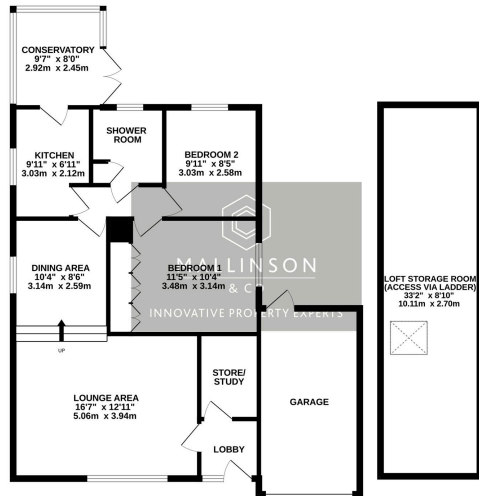
- DETACHED BUNGALOW
- VERSATILE ACCOMMODATION
- FRONT & REAR GARDENS
- IDEAL FOR A DOWNSIZING COUPLE
- CUL DE SAC LOCATION
- 2 / 3 BEDROOMS
- CONSERVATORY TO REAR
- GARAGE & DRIVEWAY
- HIGHLY REGARDED VILLAGE
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS







TAKE A LOOK AT THIS ... SITUATED IN THE HIGHLY REGARDED VILLAGE OF HOYLANDSWAINE IS THIS DECEPTIVELY SPACIOUS, TWO/THREE BEDROOM DETACHED BUNGALOW, LOCATED WITHIN A SMALL CUL DE SAC, BEING IDEAL FOR A DOWNSIZING COUPLE. THE PROPERTY FEATURES A CONSERVATORY TO THE REAR, MODERN CONTEMPORARY KITCHEN, GARAGE AND DRIVEWAY AND OFFERS A WEALTH OF DEVELOPMENT POTENTIAL.



We warrant that the information contained in this document is true and correct to the best of our knowledge and belief. We do not warrant that the information is complete or that it is suitable for any particular purpose. This document is for information only and should not be relied upon for any purpose. The services, systems and appliances shown here may not be installed and the guarantee shown may be void.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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	



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