



**MALLINSON**  
& CO

INNOVATIVE PROPERTY EXPERTS

# Delf Garth, Dodworth, Barnsley, S75 3FF

£650,000

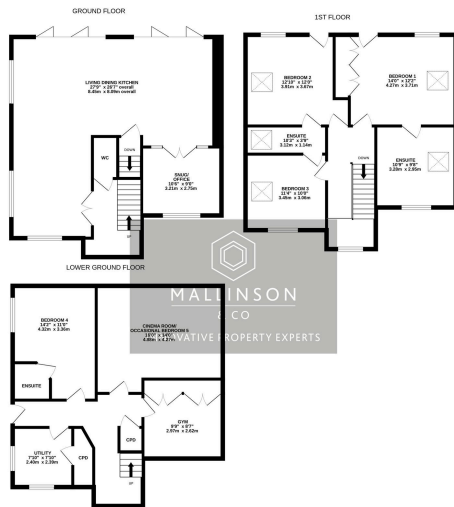
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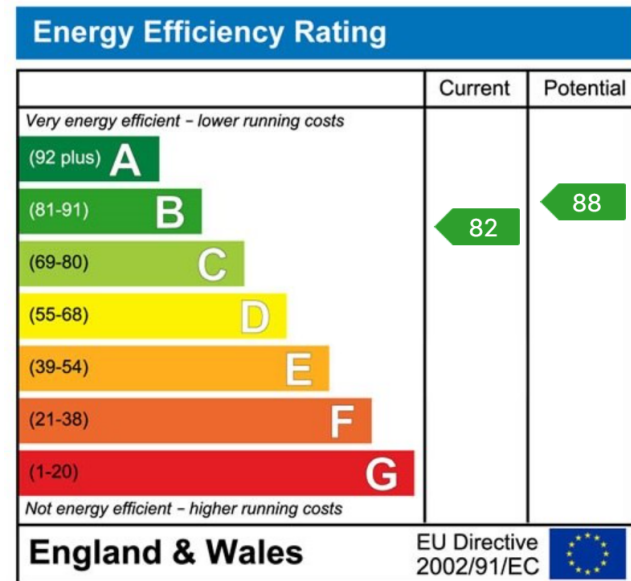
- DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- CONTEMPORARY OPEN PLAN LIVING DINING KITCHEN
- HIGH QUALITY FIXTURE & FINISH THROUGHOUT
- GARAGE & OFF STREET PARKING
- INDIVIDUALLY DESIGNED & CONSTRUCTED
- SET OVER 3 FLOORS
- EN SUITE TO BEDROOM 1 & JACK & JILL EN SUITE
- LANDSCAPED GARDENS
- CLOSE TO LOCAL AMENITIES, SCHOOLS & EXCELLENT TRANSPORT LINKS VIA M1 MOTORWAY NETWORK



SIMPLY OUTSTANDING ... THIS IS NOT TO BE MISSED! A UNIQUE OPPORTUNITY TO PURCHASE THIS TRULY OUTSTANDING, FOUR BEDROOM INDIVIDUALLY DESIGNED AND CONSTRUCTED DETACHED HOME, BOASTING A HIGH SPECIFICATION FIXTURE AND FINISH THROUGHOUT AND OFFERING SPACIOUS, VERSATILE ACCOMMODATION OVER THREE FLOORS. ONE OF THE MAIN SELLING FEATURES IS THE LARGE OPEN PLAN LIVING KITCHEN GIVING ACCESS TO THE SOUTH FACING LANDSCAPED GARDEN. THE PROPERTY ALSO FEATURES A LOWER GROUND CINEMA ROOM, GYM, UTILITY ROOM AND DETACHED GARAGE. IDEALLY SUITED TO THE FAMILY PURCHASER, BEING CONVENIENTLY LOCATED WITH EASY ACCESS TO THE TRANS PENNINE TRAIL, LOCAL AMENITIES, SCHOOLS AND THE M1 MOTORWAY NETWORK.



TOTAL FLOOR AREA: 2122 sq ft (197.1 sq.m) approx.  
 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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PROPERTY  
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