



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Cutts Field View, Royston, Barnsley, S71 4EN

Offers Over £335,000

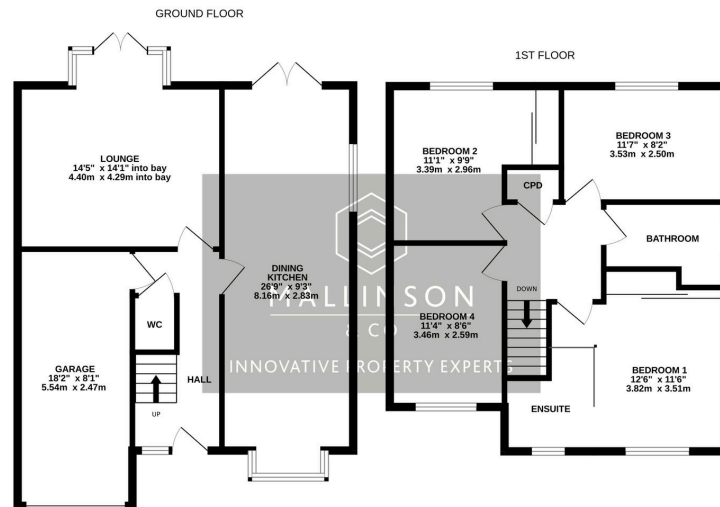
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- DETACHED
- 4 DOUBLE BEDROOMS
- LARGE MODERN OPEN PLAN • OPEN EN SUITE TO KITCHEN
- LANDSCAPED REAR GARDEN • SUPBERB OUTSIDE ENTERTAINMENT AREA
- SINGLE GARAGE & DRIVEWAY
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- AN IDEAL FAMILY HOME



TAKE A LOOK AT THIS ... SITUATED WITHIN A LITTLE KNOWN CUL DE SAC LOCATION IS THIS BEAUTIFULLY APPOINTED AND CONTEMPORARILY DESIGNED, FOUR BEDROOM DETACHED FAMILY HOME, SET WITHIN A LARGE PLOT FEATURING STUNNING OUTDOOR ENTERTAINMENT AREAS. THE PROPERTY ALSO FEATURES A LARGE OPEN PLAN KITCHEN, A CONTEMPORARY OPEN STYLE EN SUITE TO BEDROOM ONE, SINGLE GARAGE AND DRIVEWAY. LOCATED WITHIN CLOSE PROXIMITY TO ROYSTON CENTRE AMENITIES, LOCAL SCHOOLS AND EXCELLENT COMMUTING LINKS.



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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 10/2014

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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