



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

White Hart Road, Penistone Sheffield, S36 8AR

Offers Over £280,000

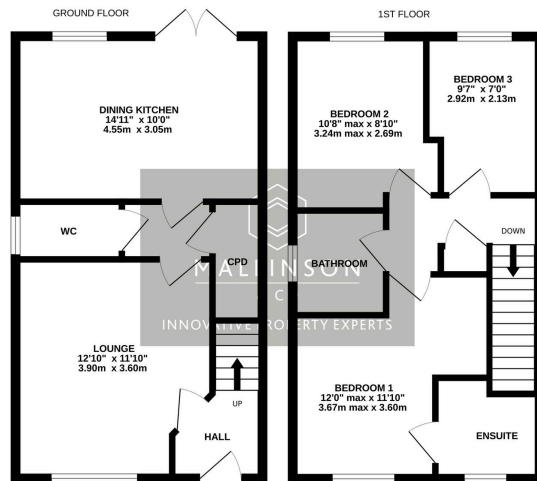
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- SEMI DETACHED
- WELL PRESENTED THROUGHOUT
- EN SUITE TO BEDROOM 1
- DRIVEWAY PROVIDING OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- 3 BEDROOMS
- OPEN PLAN DINING KITCHEN
- SOUTH FACING REAR GARDEN
- HIGHLY REGARDED NEW DEVELOPMENT
- IDEAL FOR FIRST TIME BUYER, COUPLE OR FAMILY



TAKE A LOOK AT THIS ... SITUATED ON THE HIGHLY REGARDED NEW BARRAT HOMES DEVELOPMENT IS THIS BEAUTIFULLY APPOINTED, THREE BEDROOM SEMI DETACHED PROPERTY LOCATED IN A FANTASTIC PLOT WITH FAR REACHING VIEWS TOWARDS PENISTONE AND HAVING A SOUTH FACING REAR GARDEN. THE PROPERTY IS WELL PRESENTED THROUGHOUT AND ALSO FEATURES A LARGE OPEN PLAN DINING KITCHEN, EN SUITE TO BEDROOM ONE AND A DRIVEWAY PROVIDING OFF STREET PARKING FOR TWO VEHICLES. THE PROPERTY IS IDEALLY SUITED TO A FIRST TIME BUYER, COUPLE OR FAMILY PURCHASER.



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 misstatement. This plan is for illustrative purposes only and should be used for each room in the prospective purchase. The services, systems and appliances shown here are not limited and no guarantee as to their capacity or efficiency can be given. Made with Metron 10/20

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	84	
(69-80)	C		
(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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