

MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Hawks Cliff View, Dodworth, Barnsley, S75 3TW

Guide Price £340,000

3 2 2







- DETACHED FAMILY HOME
- 3 BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS DINING KITCHEN
- CONTEMPORARY LOUNGE WITH MEDIA WALL
- EN SUITE TO BEDROOM 1
- MODERN FAMILY BATHROOM
- 2 DRIVEWAYS PROVIDING OFF STREET PARKING
- REAR GARDEN WITH FANTASTIC BAR/HOME CINEMA ROOM
- CLOSE TO LOCAL AMENITIES, SCHOOLS & EXCELLENT TRANSPORT LINKS



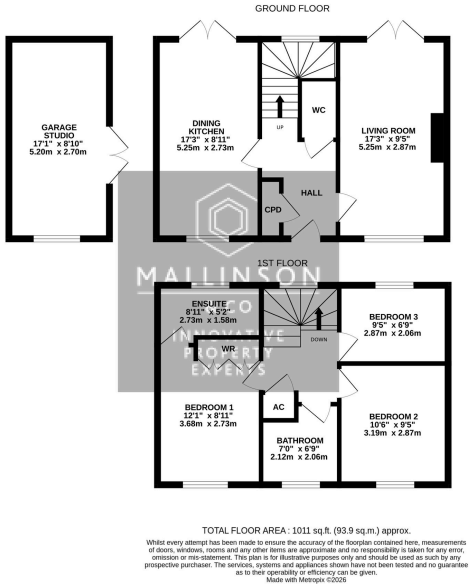






BEAUTIFULLY PRESENTED AND READY TO MOVE STRAIGHT IN! … THIS IMPRESSIVE THREE-BEDROOM DETACHED FAMILY HOME COMBINES CONTEMPORARY INTERIORS WITH A LAYOUT DESIGNED FOR MODERN LIVING. AT ITS HEART IS A SPACIOUS DINING KITCHEN, STYLISH LOUNGE FEATURING A STATEMENT MEDIA WALL, PRINCIPAL BEDROOM WITH A MODERN EN-SUITE SHOWER ROOM AND A CONTEMPORARY FAMILY BATHROOM. OUTSIDE, DRIVEWAYS TO THE FRONT AND SIDE PROVIDE AMPLE OFF STREET PARKING AND A PRIVATE REAR GARDEN OFFERS A WONDERFUL SETTING FOR RELAXING AND OUTDOOR ENTERTAINING, FEATURING A DEDICATED BAR AND HOME CINEMA ROOM, CREATING A UNIQUE SPACE FOR HOSTING FAMILY AND FRIENDS. CONVENIENTLY LOCATED WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES, SCHOOLING AND EXCELLENT TRANSPORT LINKS VIA THE M1 MOTORWAY NETWORK. VIEWING IS ESSENTIAL.

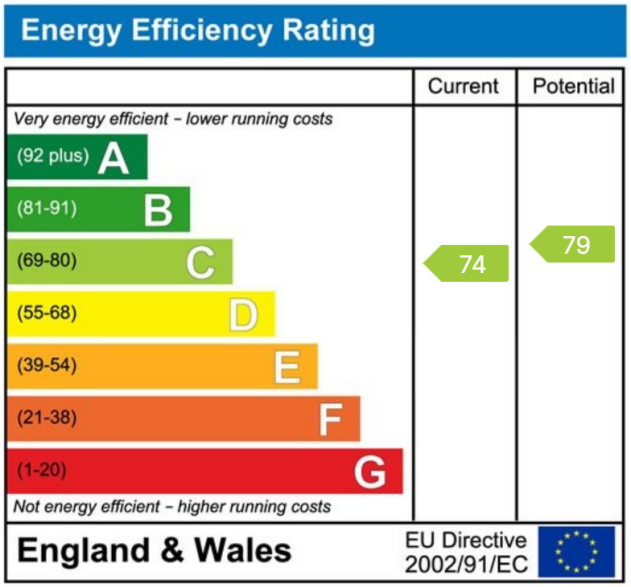




TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

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.

Made with Metropix ©2026



INNOVATIVE PROPERTY EXPERTS

Mallinson & Co
Office: 01226 414 150
Email: ben@mallinsonandco.co.uk
Web: www.mallinsonandco.co.uk
Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT