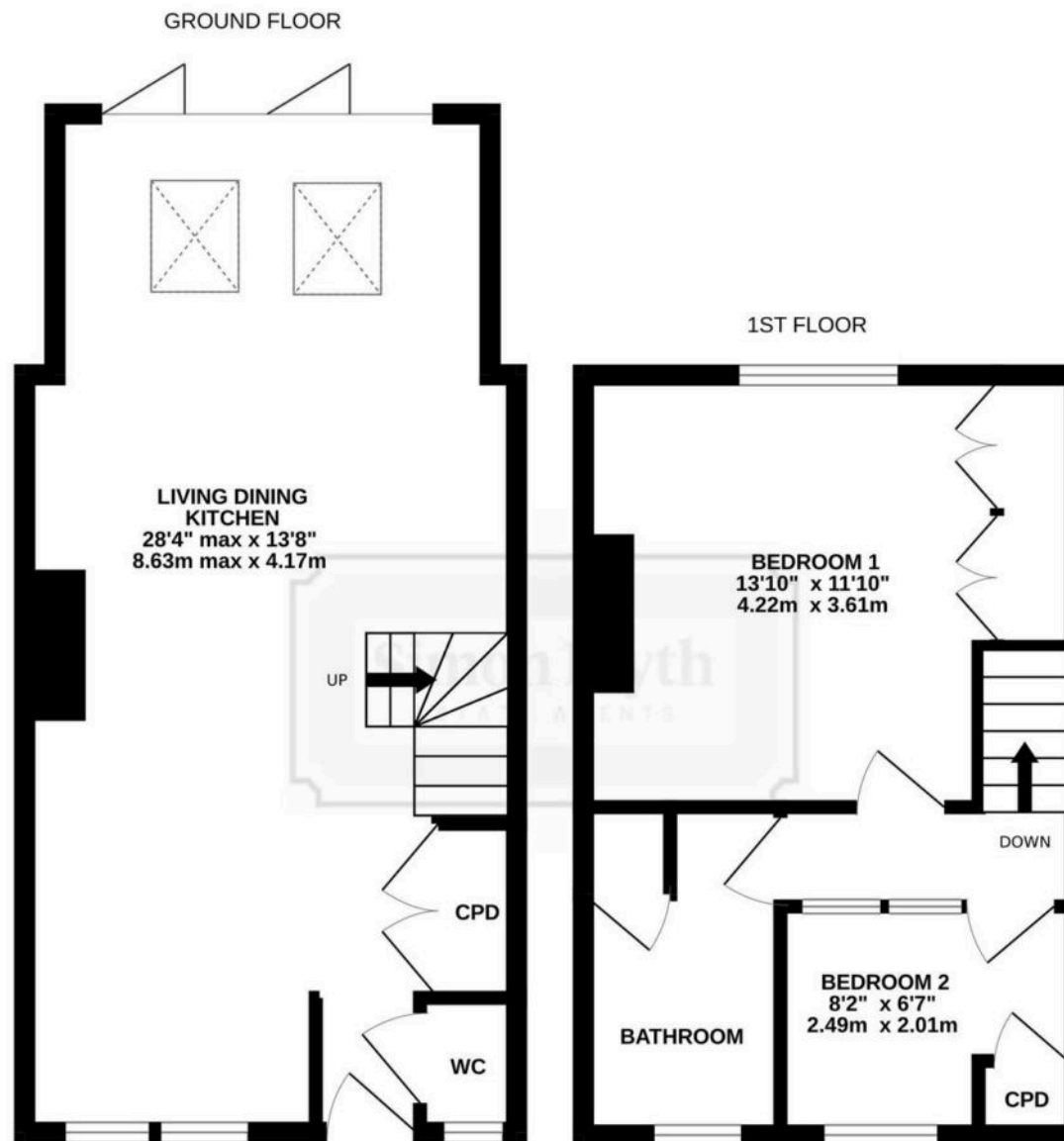




**Brick Row, Crane Moor Nook**  
Sheffield

Offers in Region of **£230,000**





BRICK ROW

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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## Brick Row, Crane Moor Nook

Sheffield

A NEWLY UPGRADED AND EXTENDED TWO-BEDROOM PERIOD HOME, ENJOYING A FABULOUS POSITION WITH FAR-REACHING COUNTRYSIDE VIEWS TO THE REAR. Tucked away in a little-known location off Crane Moor Nook, this charming home offers peace and privacy, yet remains ideally positioned for daily commuting — within easy reach of major road networks and well-regarded local schooling. The accommodation briefly comprises: To the ground floor — a downstairs W.C., and a superb open-plan living, dining and kitchen area, recently reconfigured and upgraded to include a newly fitted light grey shaker-style kitchen with integrated appliances, Karndean flooring throughout, and access to a useful cellar. To the first floor — two bedrooms and a stylish, modern family bathroom. Externally, the property boasts extensive, mature gardens to the rear, a driveway providing off-street parking, and a larger-than-average detached garage/workshop. Beyond this sits a further garden area, currently used as a productive vegetable patch. Homes of this nature, combining period charm with contemporary upgrades and positioned on the edge of beautiful countryside, are rarely available — early viewing is strongly recommended







### **ENTRANCE HALL**

Entrance gained via composite and obscure glazed door into entrance porch. A door opens to downstairs W.C.

### **DOWNSTAIRS W.C**

Comprising a low level W.C, wall mounted basin with chrome mixer taps over. There is ceiling light, coving to the ceiling and obscure uPVC double glazed window to front.

### **OPEN PLAN LIVING DINING KITCHEN**

Upon entering the property via the entrance hall, you step directly into a fabulous open-plan living, dining and kitchen space, thoughtfully reconfigured and upgraded by the current vendor to create a stylish and practical layout ideal for modern living. The entire ground floor has been professionally resurfaced and levelled, and is finished with Karndean flooring throughout, which we are informed carries a 25-year transferable guarantee. The newly fitted kitchen features a light grey wood-effect shaker style range of wall and base units including a breakfast bar, complemented contrasting worktops and matching splashbacks. Integrated appliances include a Bosch induction hob with extractor fan over, electric oven, dishwasher, fridge, and freezer, and plumbing for a washer/dryer. There is a ceramic sink with stylish bronze mixer tap over, a uPVC double glazed window to the front and ceiling light.





## OPEN PLAN LIVING DINING KITCHEN

The living/dining area flows seamlessly into a rear single-storey extension completed by the vendor, incorporating anthracite bi-folding doors opening out onto the garden with two skylights overhead, allowing for an abundance of natural light. Within the seating area, the vendor has also installed a log burner, creating a cosy and inviting focal point for the room. There are two ceiling lights, two wall lights, modern vertical central heating radiator and exposed beams to the ceiling. This impressive open-plan space enjoys far-reaching views towards open countryside and beyond, providing a truly special setting for both everyday living and entertaining.







## FIRST FLOOR LANDING

With exposed timbers and access to the following rooms:

### BEDROOM ONE

A spacious double bedroom enjoying fabulous, far-reaching views to rear via uPVC double glazed window. There is ceiling light, central heating radiator, wood effect laminate flooring and access to loft via a hatch.

### BEDROOM TWO

Currently used as a study and occasional guest room, this front facing bedroom has ceiling light, coving to the ceiling, built-in cupboards, central heating radiator, uPVC double glazed window to front and secondary light via timber, single glazed window into hallway.

### BATHROOM

Comprising a three-piece modern white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over, bath with chrome mixer tap with separate mains-fed chrome mixer shower over and glazed shower screen. There is ceiling light, coving to the ceiling, vertical radiator, useful storage cupboard and obscure uPVC double glazed window to front.







## OUTSIDE

To the front of the property, there is a gravelled area with right of access maintained for neighbouring vehicles. To the rear, there is a fabulous, mature garden of excellent proportions and separated into numerous different useful areas, including flagged patio seating area immediately from the bi-folding doors from the open plan living dining kitchen, lawned spaces, various raised flowerbeds containing mature plants, shrubs and trees, giving home to an abundance of wildlife, whilst retaining privacy. Central path snakes to the bottom of the garden with hardstanding for greenhouse or space for another off-street parking space and gate giving access out.









## OUTSIDE

Immediately from the bottom of the garden there is an access road, servicing neighbouring properties, beyond which there is a flagged driveway owned by the property, providing off-street parking, leading to larger than average detached garage. The garage is accessed via up and over door, and further personal door and has four uPVC double glazed windows, two to each side, providing further off-street parking, or indeed storage. Behind the garage there is an additional area of garden, currently utilised as an area of planting suitable for vegetable patch or similar or could be used to house chickens etc. if so desired.







#### ADDITIONAL INFORMATION:

The EPC rating is a TBC and the Council Tax band is a B.

#### VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

#### BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note.

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process, keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality, then please call in or phone for a chat.

#### OFFICE OPENING TIMES

##### 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm





## Simon Blyth Estate Agents

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