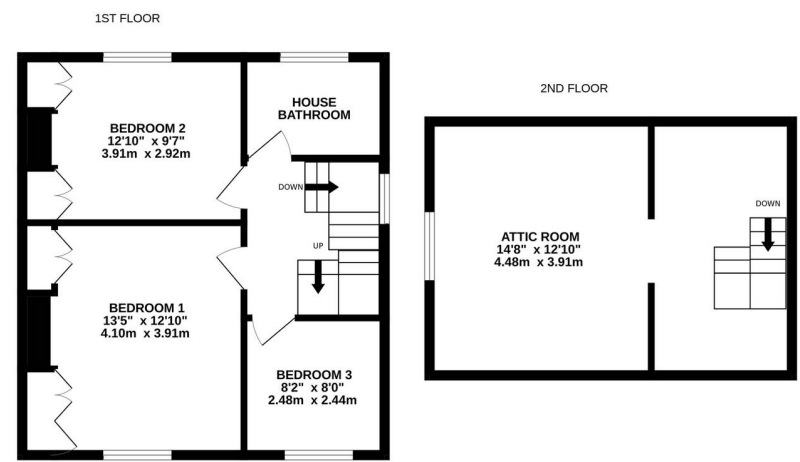
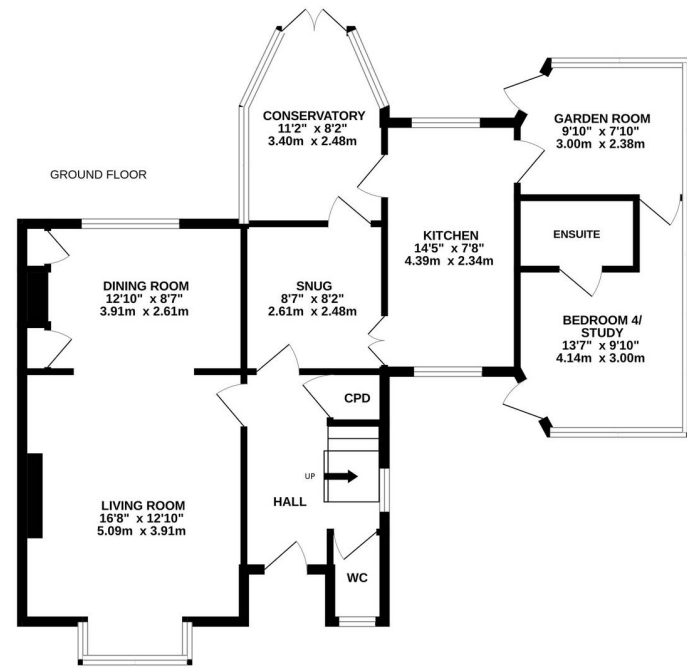




**Sledbrook House, Crow Edge**  
Sheffield

Offers in Region of **£425,000**



WHAMS ROAD

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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## Sledbrook House

Crow Edge, Sheffield

**UNIQUE DETACHED FAMILY HOME OFFERING A WEALTH OF VERSATILE ACCOMMODATION IN A TWO STORY CONFIGURATION AND WITH USE OF FABULOUS GARDEN SPACE TO SIDE. SLEDBROOK HOUSE OCCUPIES A CONVENIENT YET SEMI-RURAL POSITION BETWEEN CENTRES OF PENISTONE AND HOLMFIRTH WHILST BEING WITHIN AN EASE OF REACH OF HUDDERSFIELD, SHEFFIELD AND FURTHER AFIELD. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN.** The property offers the following accommodation to ground floor entrance hall, downstairs w.c., living room, dining room, kitchen, snug, conservatory, garden room, bedroom four/study with its own en-suite. To first floor there are three bedrooms and bathroom and useful versatile attic space. Externally, there are gardens to the front and to the rear with outbuilding, to the side is the aforementioned parcel of land which the property has usage of under the above agreement.

- UNIQUE DETACHED FAMILY HOME
- SEMI-RURAL POSITION
- NO UPPER VENDOR CHAIN
- USE OF FABULOUS GARDEN SPACE
- WEALTH OF VERSATILE ACCOMODATION
- OFF STREET PARKING FOR SEVERAL VEHICLES





### **ENTRANCE HALLWAY**

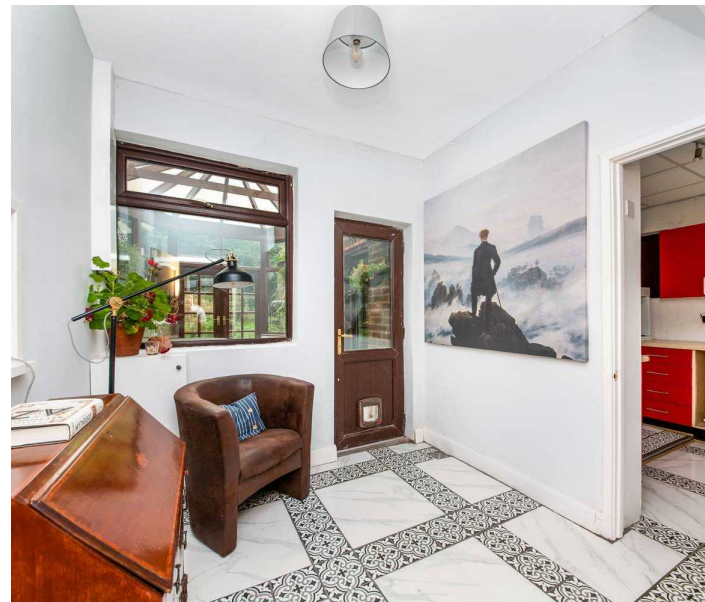
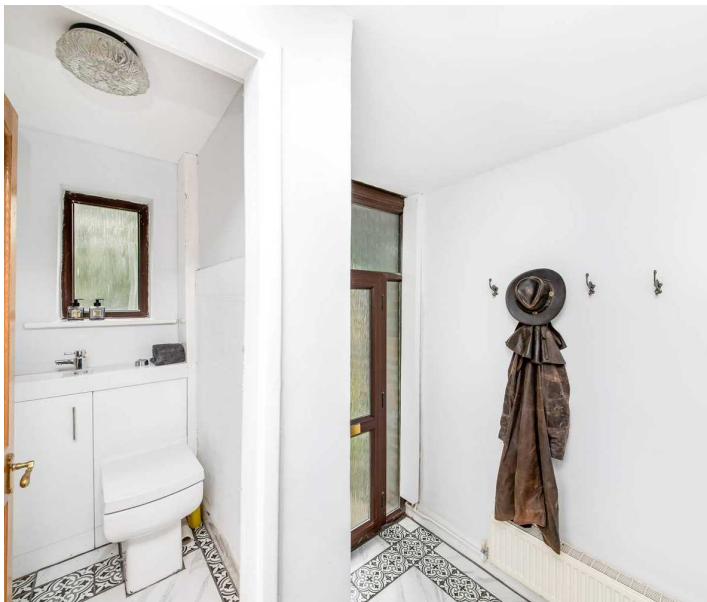
Entrance gained via uPVC and obscure glazed door with matching glazed side panels into entrance hallway. A spacious entrance hallway with ceiling light, central heating radiator, tiled floor, uPVC double glazed window to the side and staircase rising to first floor. There is a storage cupboard underneath and here we gain access to the following rooms.

### **DOWNSTAIRS W.C.**

In a split level, the W.C has a two piece white sanitary ware suite in the form of close coupled w.c., and basin sat within vanity unit with chrome mixer tap over. There is ceiling light, central heating radiator, part tiling to walls and obscure uPVC double glazed window to the front.

### **SNUG**

Forming a link way between rooms, this has space for snug furniture or indeed could be a home office. There is ceiling light, tiled floor, uPVC and double glazed door to the rear and uPVC double glazed window.



## LIVING ROOM

An excellently proportioned principal reception space positioned to the front of the home and enjoying a high degree of natural light via uPVC double glazed window to the front with wooded aspect. There is ceiling light, coving to the ceiling, central heating radiator and wood effect laminate flooring. An archway leads through to the dining room.

## DINING ROOM

With ample room for dining table and chairs, there is ceiling light, central heating radiator, continuation of the wood effect laminate flooring and uPVC double glazed window to the rear. There is a serving hatch and coal effect gas fire with ornate surround and built in cupboards.





## KITCHEN

With a range of wall and base units in a high gloss red with laminate wood effect worktops and the continuation of the tiled floor. There is space for cooker, plumbing for a washing machine, space for tumble dryer and space for fridge. There is a one and a half bowl sink with chrome mixer tap over and additional ceramic sink with taps over. There are three ceiling lights, two central heating radiators and uPVC double glazed window to the front and to the rear. An uPVC and double glazed door gives access to conservatory.



## CONSERVATORY

An additional reception space with timber glazing and twin French doors giving access to the rear garden, two wall lights and tiled floor, this can also be accessed via the snug.

## GARDEN ROOM

A uPVC double glazed door opens through to the garden room, under a pitched roof there is uPVC double glazing to two sides and uPVC double glazed door giving access to the rear garden. There is a wall light, central heating radiator and wood effect laminate flooring and door leading to study/bedroom four.





#### **STUDY/BEDROOM FOUR**

An addition to the home and a versatile space currently being used as a bedroom, sitting under a pitched roof. There is uPVC double glazing to two sides, uPVC double glazed door giving access to the front, central heating radiator and a wall light.

#### **EN-SUITE BATHROOM**

Comprising a three piece white suite in the form of close coupled W.C., corner bath with gold effect mixer tap over with telephone style shower attachment, wall mounted basin with gold effect taps. There is a wall light, extractor fan, part tiling to walls, wood effect laminate flooring and central heating radiator.





### FIRST FLOOR LANDING

Back from entrance hallway, a staircase rises and turns to first floor landing with ceiling light, uPVC double glazed window to the side and here we gain access to the following rooms.

### BEDROOM ONE

Front facing double bedroom of excellent proportions, with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the front with views towards neighbouring hillside.

### BEDROOM TWO

Rear facing double bedroom with built in wardrobes ornate fire place, ceiling light, central heating radiator and uPVC double glazed window to the rear overlooking the rear garden.

### BEDROOM THREE

With ceiling light, central heating radiator and uPVC double glazed window to the front.





### **HOUSE BATHROOM**

Comprising a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over, P shaped shower bath with chrome mixer tap over and shower attachment and curved glazed shower screen. There is ceiling light, part tiling to walls, chrome towel rail/ radiator and obscure uPVC double glazed window to the rear.

### **ATTIC**

From landing stairs rise and turn to attic. Having been partly converted, this offers additional flexible living space and separated into two living areas, under a pitched roof, with two ceiling lights, access to under eaves storage and electric storage heater. This would make an ideal home office or gym or indeed with extra conversion could be used to create additional bedroom space given necessary building regulations and planning permissions are obtained.



## OUTSIDE

To the front of the property there is an iron gate opening onto concrete path reaching the front door. To the front of the home, there is a lawned garden, flagged patio and path area and there are an abundance of plants, shrubs and trees. The path continues to the side of the home and in turn reaches the rear garden, with lawned area, hardstanding for shed and access to former garage providing useful storage. The adjacent land is rented by the current vendor at a cost of approximately £100 per year, and we are informed that this agreement has been in place for the owners of Sledbrook House since 1969.

## ADDITIONAL LAND

Adjoining the properties boundary is an extensive parcel of land which Sledbrook House has had use for, for many decades and will continue to have the license, a superb area with an array of flora, mature trees and plants, giving home to an abundance of wildlife and offering superb privacy in this fabulous semi-rural setting.





**ADDITIONAL INFORMATION:**

The EPC rating is a D-60 and the Council Tax band is a C.

**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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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****MAILING LIST**

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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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