



**7 LAKEBER AVENUE, HIGH BENTHAM**  
**£315,000**



▲ ESTATE AGENTS ▲ VALUERS ▲ [www.neilwrightestateagents.co.uk](http://www.neilwrightestateagents.co.uk) ▲



## 7 LAKEBER AVENUE, HIGH BENTHAM, LA2 7JJ

Superb 3 bedroomed detached true bungalow located in an outstanding position within a popular residential area approximately a quarter of a mile from the centre of town.

Very spacious well planned accommodation comprising central hall, large I-shaped lounge/dining room, 3 good sized bedrooms, kitchen plus utility area and 4 piece modern bathroom.

Standing on a large well-tended plot with sweeping driveway, attached garage and ample parking.

Upvc double glazed windows, gas fired central heating and decorated throughout to a good standard.

Well worthy of inspection to appreciate the size, layout, and position.

High Bentham is a popular Market Town set amid stunning countryside, with all local amenities including shops, pub, railway station.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Lounge/Dining Room, Kitchen, Utility Room, 3 Bedrooms, Bathroom.

#### Outside

Garage, Well Maintained Gardens, Driveway.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

6'0" x 13'0" (1.82 x 3.96) plus 16'5" x 2'6" (5.00 x 0.76)

Upvc part glazed external entrance door, plus side panels, L-shaped hallway, cloaks cupboard, loft access with ladder, upvc double glazed window, radiators.





### Lounge:

22'3" x 10'0" (6.78 x 3.04) plus 11'10" x 12'0" (3.60 x 3.65)

Large L-shaped room with sitting area to one side and dining to the other.

Large upvc double glazed window to the front, upvc double glazed double doors to the rear garden. Flame effect electric fire within tiled fireplace, coved ceiling, and two radiators.



### Kitchen:

10'0" x 10'9" (3.04 x 3.27)

Range of kitchen base units with complementary work surfaces, wall units, stainless steel sink, cooker point, upvc double glazed window, radiator, tiled flooring.



### Utility Room:

5'9" x 9'0" (1.75 x 2.74)

Half glazed upvc external entrance door, plumbing for washing machine, access to the garage.

### WC:

2'3" x 4'10" (0.68 x 1.47)

WC, wash hand basin, radiator.

### Store:

2'3" x 3'8" (0.68 x 1.11)

Gas fired central heating boiler, upvc double glazed window.





### **Bedroom 1:**

10'0" x 13'10" (3.04 x 4.21)

Double bedroom, with upvc double glazed window, upvc double glazed double doors to the rear, built in wardrobes, and radiator.



### **Bedroom 2: to the front**

11'0" x 13'9" (3.35 x 4.19)

Double bedroom, with upvc double glazed window, built in wardrobe, bookshelves, and radiator.

### **Bedroom 3: to the rear.**

8'3" x 9'6" (2.51 x 2.89)

Single bedroom, with upvc double glazed window, wardrobe, and radiator.



### **Bathroom:**

8'0" x 8'7" (2.43 x 2.61)

4 piece bathroom suite comprising bath, shower enclosure with shower off the system, vanity wash hand basin, two upvc double glazed windows, vertical radiator, and radiator.

**Garage:**

8'10" x 17'10" (2.69 x 5.43)

Up/over door, loft area, two upvc double glazed windows, power, and light.

**OUTSIDE:**

Large well maintained gardens around the property with dual entrance sweeping driveway to the front, with mature shrubs and trees etc.

Side access to pleasant rear gardens, with patio areas, lawns, shrubs, and hedged boundary.

**Directions:**

Leave the Bentham office down the Main Street, go right on to Goodenber Road, then right on to Banks Rise, at the top go left on to Lakeber Avenue. No 7 is on the righthand side. A For Sale board is erected.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

All mains services are connected to the property.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.



**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

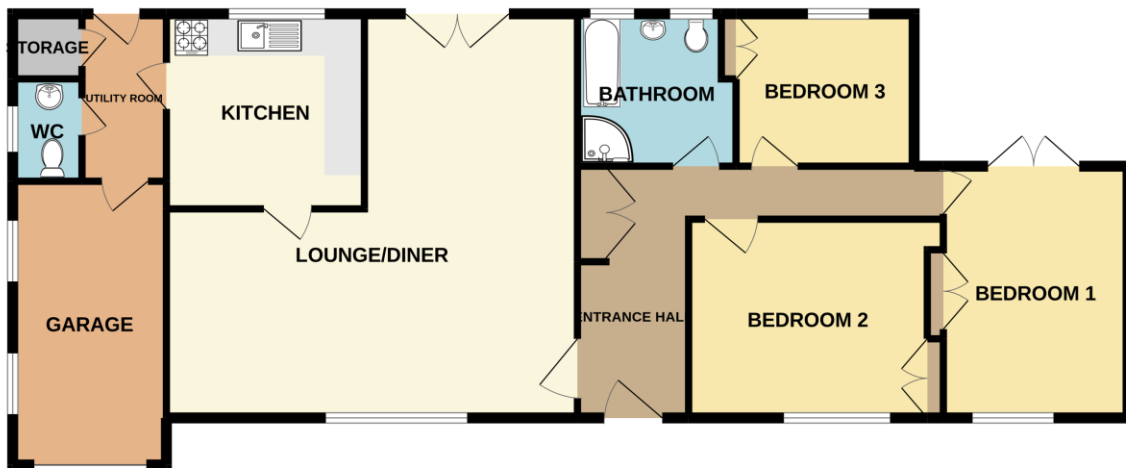
**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves

**Local Authority:**

Craven District Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'E'

GROUND FLOOR  
1241 sq.ft. (115.3 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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 ©2022



[www.tpos.co.uk](http://www.tpos.co.uk)

Market Place  
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightestateagents.co.uk](mailto:settle@neilwrightestateagents.co.uk)

King's Arms Buildings  
15 Main Street High Bentham  
Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightestateagents.co.uk](mailto:bentham@neilwrightestateagents.co.uk)

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.