



26 BANKS WAY, HIGH BENTHAM
£185,000





26 BANKS WAY, HIGH BENTHAM, LANCASTER, LA2 7JH

3 bedroomed semi-detached family house located in a convenient and elevated position on the edge of High Bentham within 400 yards of the town's amenities.

Spacious accommodation laid over two floors with upvc double glazed windows and gas fired central heating with well-tended gardens to three sides plus unrestricted street parking.

Ready for immediate occupation with no onward chain. Ideal property for first time buyer, family buyer or investor.

Ground floor spacious lounge with large picture window with pleasant views, large living kitchen and rear entrance hall.

First floor with three bedrooms two of which are doubles plus well appointed shower room.

Well worthy of internal inspection to appreciate the size and condition and the views.

High Bentham is a popular Market Town set amid stunning countryside, with all local amenities including shops, pub, railway station with transport links to Lancaster and Leeds.

ACCOMMODATION COMPRISES:

Ground Floor: Entrance Hall, Lounge, Kitchen, Rear Hallway.

First Floor: Landing, 3 Bedrooms, Bathroom.

Outside: Gardens to 3 Sides.

ACCOMMODATION:

Entrance Hall:

5,0" x 4'0" (1.52 x 1.21)

With upvc part glazed external entrance door, staircase to the first floor, radiator, meter cupboard.



Lounge:

15'5" x 12'11" (4.69 x 3.93)

Large room with upvc double glazed picture window, gas fire with feature marble fireplace, radiator.





Kitchen:

12'4" x 11'1" (3.75 x 3.37)

Range of kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, cooker point plus extraction hood, space for table, two upvc double glazed windows, under stairs store cupboard.



Rear Entrance Hall:

5'10" x 8'2" (1.77 x 2.48)

Half glazed external entrance door, base unit with worksurfaces, wall units.

Store:

5'10" x 2'5" (1.77 x 0.73)



FIRST FLOOR:

Landing:

5'8" x 7'0" (1.72 x 2.13)

Access to 3 bedrooms and bathroom, upvc double glazed window, loft access.

Bedroom 1: Front

10'2" x 13'0" (3.09 x 3.96)

Double bedroom with upvc double glazed window with views, and radiator.





Bedroom 2: Rear

10'7" x 10'10" (3.22 x 3.30)

Double bedroom with upvc double glazed window, and radiator.

Bedroom 3: Front

9'0" x 8'0" (2.74 x 2.43)

Single bedroom with upvc double glazed window, and radiator.



Shower Room:

7'6" x 7'5" (2.28 x 2.26)

Very well appointed shower room, comprising large shower enclosure with shower over off the system, WC, pedestal wash hand basin, upvc double glazed window, tiled floor, tiled walls, vertical radiator, cupboard housing gas fired central heating boiler, recessed spotlights.

OUTSIDE:

Front: Paved area, fore garden, lawn.

Side: Lawn, fenced boundary, path.

Rear: Rear path, lawn, and garden.



**Directions:**

Leave the Bentham office go down the Main Street, and turn right on to Goodenber Road, then take next right on to Banks Rise, then next left on to Banks Way No 26 is on the right-hand 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.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.



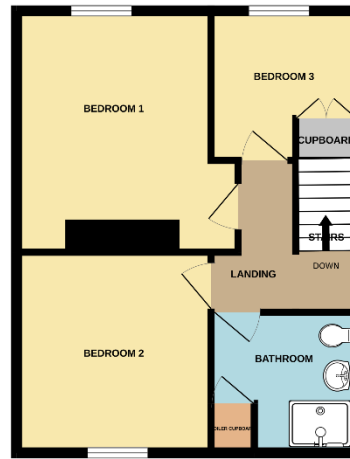
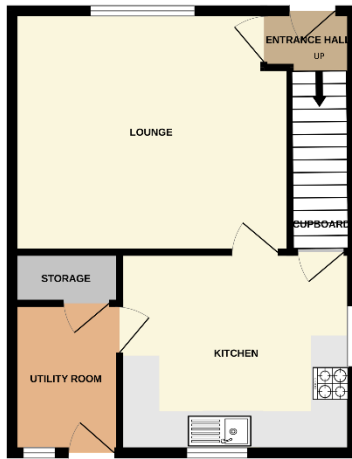
Local Authority:
 Craven District Council
 1 Belle Vue Square
 Broughton Road
 SKIPTON
 North Yorkshire
 BD23 1FJ

Council Tax Band 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

1ST FLOOR



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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