



15 MILLERS FORD, LOW BENTHAM
£240,000



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15 MILLERS FORD, LOW BENTHAM, LANCASTER, LA2 7BF

Modern, 3-bedroom end terrace house, located on a small development on the edge of Low Bentham Village.

The house offers immaculately presented accommodation laid over two floors with private parking to the front and good sized enclosed rear garden.

Decorated throughout to a high standard, with upvc double glazed windows and gas fired central heating, ready for immediate occupation.

Ideal property for family, holiday/second home, or investment potential.

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

Low Bentham is a popular village with 2 public houses, church, and village hall. A wider range of amenities are available in High Bentham, approximately 1 mile away including railway station with links to Leeds, Lancaster, and Skipton.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Cloakroom, Lounge, Kitchen.

First Floor:

Landing, Bedroom 1, Ensuite Shower Room, 2 Further Bedrooms, House Bathroom.

Outside

Forecourt Parking, Enclosed Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Part glazed external entrance door, spacious hallway, return staircase to the first floor.



Cloakroom:

5'4" x 5'2" (914 x 4.87)

Low flush WC, pedestal wash hand basin, radiator, understairs store cupboard.





Lounge:

17'1" x 15'9" max (914 x 4.87)

Light and airy room, upvc double glazed double doors to the rear garden, 2 upvc double glazed windows, 2 radiators, flame effect electric fire within marble fire surround.



Kitchen:

12'7" x 6'10" (3.35 x 3.35)

Range of modern kitchen base units with complementary worksurfaces, wall units, 1½ bowl sink with mixer taps, built in electric oven, gas hob, extractor hood, plumbing for washer, built in dishwasher, upvc double glazed window, radiator.



SECOND FLOOR:

Landing:

11'2" x 3'2" (2.92 x 5.10)

Access to 3 bedrooms and bathroom, loft access to part boarded loft and ladder, cupboard housing gas fired central heating boiler, radiator, tall upvc double glazed window off staircase.

Bedroom 1:

8'10" x 12'7" (1.82 x 2.48) plus 4'6" x 3'10" (1.82 x 2.48)

Double bedroom, 2 upvc double glazed window and radiator.





Ensuite Shower Room:

4'9" x 6'9" (1.82 x 2.48) (into shower recess)
Shower enclosure with shower over off the system, wash hand basin, WC, tiled to dado, radiator.



Bedroom 2:

8'6" x 9'0" (1.82 x 2.48)
plus 3'0" x 3'9" (1.82 x 2.48)
Double bedroom, upvc double glazed window, radiator.

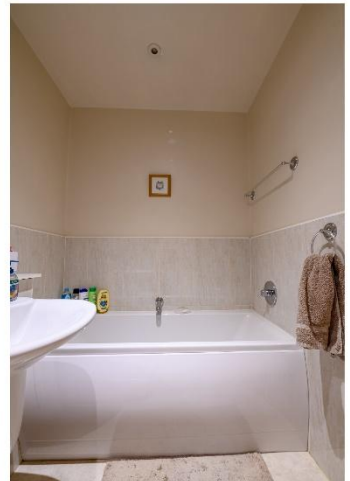


Bedroom 3:

9'0" x 7'10" (1.82 x 2.48)
Single bedroom, upvc double glazed window, radiator.

House Bathroom:

5'6" x 7'0" (1.82 x 2.48)
3-piece white bathroom suite comprising bath, WC with hidden cistern, wash hand basin, tiled walls to dado.



OUTSIDE:

Front:

Forecourt parking.



**Rear:**

Enclosed rear garden.

**Directions:**

Leave the Bentham office, go down the Main Street onto Low Bentham. Go through Low Bentham Village, take a left turn over the bridge onto Mill Lane. Millers Ford is located on the left-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.



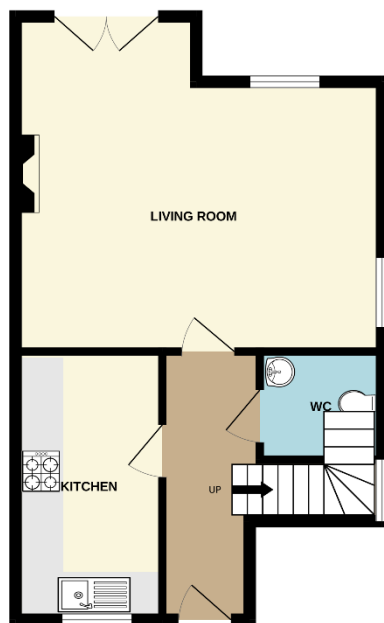
Local Authority:
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'C'

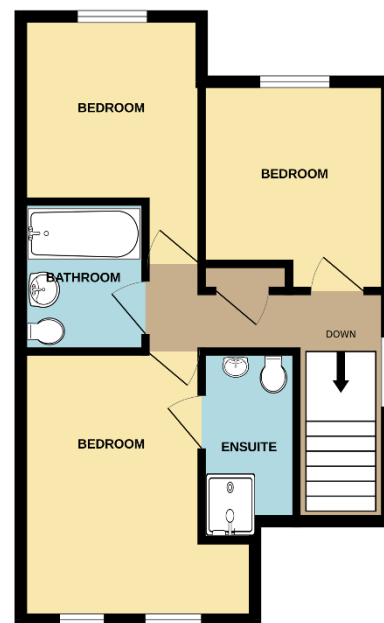
15 Millers Ford Lower Bentham LANCASTER LA2 7BF		Energy rating C
Valid until 28 April 2034	Certificate number 7334-1424-2300-0747-7226	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	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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