



13 HARLEY CLOSE, LOW BENTHAM

£155,000





13 HARLEY CLOSE, LOW BENTHAM, LANCASTER, LA2 7HD

2-bedroom semi-detached house, located in a small cul de sac development on the edge of Low Bentham village, offering good sized accommodation laid over 2 floors.

Very well presented, with upvc double glazed windows, gas fired central heating and decorated and presented to a high standard throughout.

Pleasant private fore-garden. Parking for 2 vehicles. Easily managed accommodation.

Low Bentham is a popular village, located within access of stunning countryside, with local amenities available in High Bentham, approximately 1 mile away.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Kitchen

First Floor

Landing, 2 Bedrooms, Bathroom

Outside

Enclosed fore-garden, rear parking, additional parking space.

ACCOMMODATION

GROUND FLOOR:

Kitchen:

8'9" x 13'0" (2.66 x 3.96)

Good sized room with range of modern kitchen base units, complementary work surfaces, wall units, Bosch built in electric oven, Bosch gas hob, extraction hood, 1 ½ bowl stainless steel sink with mixer taps, plumbing for automatic washing machine. Staircase up to the first floor. Upvc double glazed window. Upvc part glazed external entrance door. Gas fired central heating boiler.



Lounge:

13'6" x 13'0" (4.11 x 3.96)

Good sized room with upvc double glazed full height external entrance door. Cupboard housing dryer ducted to the outside. Laminate flooring Mock stone fireplace. Radiator.





FIRST FLOOR:

Landing:

Access to 2 bedrooms and a bathroom. Upvc double glazed gable window.

Bedroom 1:

10'0" x 13'0" (3.04 x 3.96)

Double bedroom. 2 upvc double glazed windows. Radiator.



Bedroom 2:

13'0" max x 7'4" (3.96 max x 2.23)

Double bedroom. 2 Upvc double glazed windows. Radiator.

Bathroom:

Internal bathroom with 3-piece white bathroom suite comprising bath with shower over off the system, low flush WC, pedestal wash hand basin.



OUTSIDE:

Front:

Pleasant and private enclosed front garden area. Paved, Astro turfed. Fenced boundaries.

Rear:

Parking space/garden. Additional visitor parking space.



Directions:

Leave the Bentham office down the Main Street from High Bentham to Low Bentham. Harley Close is located on the right-hand side. Enter Harley Close. No 13 is located approximately halfway down the development. A "For Sale" board is erected.

**Tenure:**

Freehold with vacant possession.

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 'B'

Energy performance certificate (EPC)**Certificate contents**

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

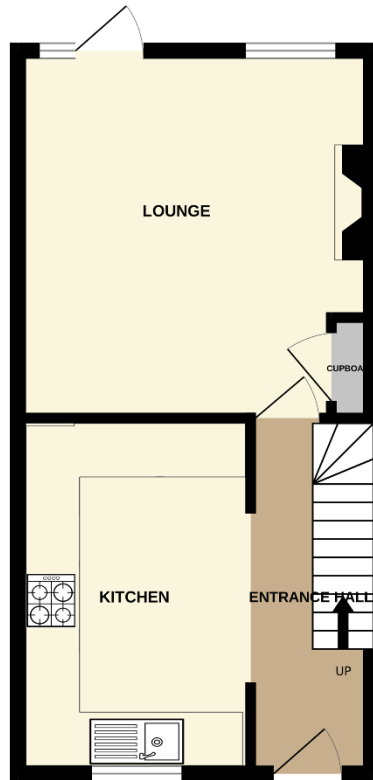
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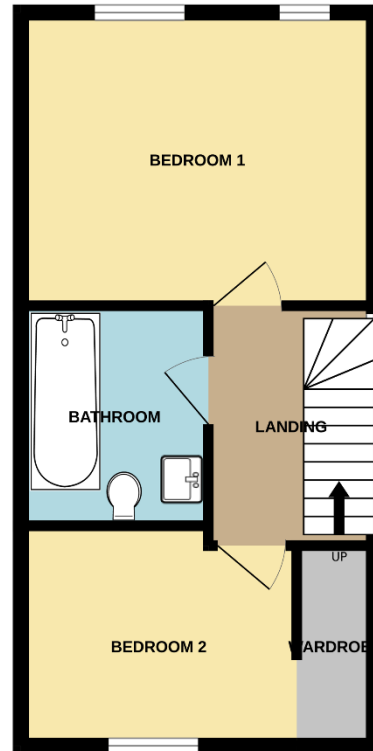
13 Harley Close Lower Bentham LANCASTER LA2 7HD		Energy rating C
Valid until 16 October 2033	Certificate number 9350-2347-2300-2207-6111	
Property type	End-terrace house	
Total floor area	56 square metres	



GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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.
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Market Place
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightestateagents.co.uk

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

Tel: 015242 62458

bentham@neilwrightestateagents.co.uk

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