



## 12 HOLME PARK, HIGH BENTHAM

£179,500







## 12 HOLME PARK, WENNING AVENUE, HIGH BENTHAM, LA2 7ND

Well appointed three bedroomed mid terraced house located in a popular residential area on the edge of town, offering manageable extended accommodation laid over two floors.

Well presented and decorated throughout with upvc double glazed windows and external doors, ready for immediate occupation with no onward chain.

Ideal family home, second home, investment property or holiday cottage.

Good sized tended fore garden with mature shrubs, rear yard, parking and single garage.

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

High Bentham is a busy market town, situated on the edge of Bowland Area of Outstanding Natural Beauty, with scenic countryside.

The town offers all local amenities including individual independent shops, pubs and cafes, primary school, churches, doctors' surgery etc, plus railway station with connections to Leeds, Skipton, and Lancaster.

### ACCOMMODATION COMPRISES:

#### Ground Floor:

Covered Entrance, Lounge, Dining/Kitchen, Rear Porch.

#### First Floor:

Landing, 3 Bedrooms, Bathroom.

#### Outside

Fore Garden, Rear Patio, Single Garage within Block.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Porch:

Covered area, upvc double glazed external entrance door, with side panel.





### Lounge:

15'0" x 13'0" (4.57 x 3.96)

Stone fireplace housing flame effect gas fire with wood mantle, upvc double glazed window, staircase up to the first floor, alcoves, wall lights, panel heater.



### Dining/ Kitchen:

15'0" x 10'9" (4.57 x 3.27)

Range of kitchen base units with complementary worksurfaces, wall units, tall units, 1 ½ bowl sink with mixer taps, upvc double glazed window, plumbing for washing machine, electric cooker point, gas fired boiler providing hot water, space for table, access to rear porch via patio door, panel heater.



### Rear Porch:

7'4" x 5'5" (2.23 x 1.65)

Extension to the rear, with half glazed upvc external entrance door with side panel, upvc double glazed window and Velux roof light.







## FIRST FLOOR:

### Landing:

With access to 3 bedrooms and a bathroom, loft access, panel heater.

### Bedroom 1:

8'9" x 11'6" (2.66 x 3.50)

Double bedroom, upvc double glazed window.



### Bedroom 2:

8'0" x 12'8" (2.43 x 3.86)

Double bedroom, upvc double glazed window.

### Bedroom 3:

5'9" x 7'7" (1.75 x 2.31)

Single bedroom, upvc double glazed window, bulk head store cupboard.



### Bathroom:

With 3-piece white bathroom suite comprising bath with shower over off the taps, pedestal wash hand basin, WC, heated towel rail, airing cupboard.



## OUTSIDE:

### Front:

Good sized front garden with pedestrian access, fenced boundaries, paved area, mature shrubs.



### Rear:

Paved rear yard area, vehicle access, parking plus garage,

### Garage:

8'0" x 14'8" (2.43 x 4.47) with up/over door, loft area.

### AGE:

Average age 1980.

### Directions:

Leave the Bentham office go down Station Road, past the Railway Station, then turn right onto Millholme Drive, take the second left on the Holme Park. No 12 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.



**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

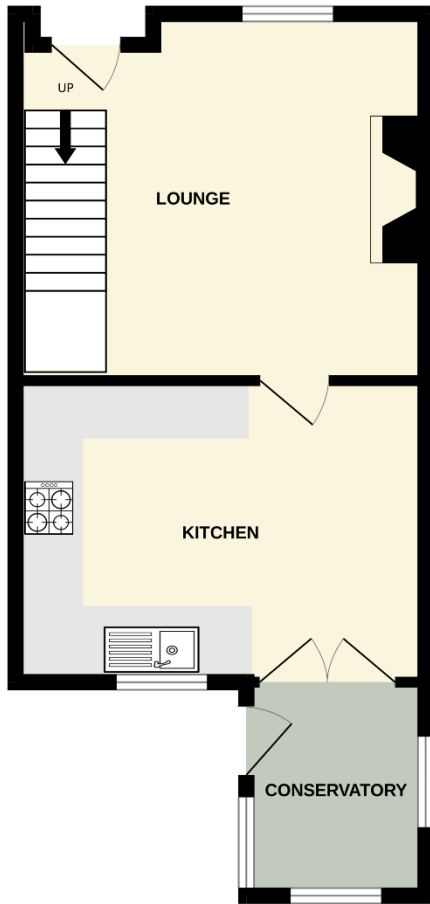
Council Tax Band 'C'

12 Holme Park Bentham LANCASTER LA2 7ND		Energy rating  <b>D</b>
Valid until <b>1 October 2034</b>	Certificate number <b>7434-3521-6400-0476-2226</b>	
<b>Property type</b>	Mid-terrace house	
<b>Total floor area</b>	67 square metres	

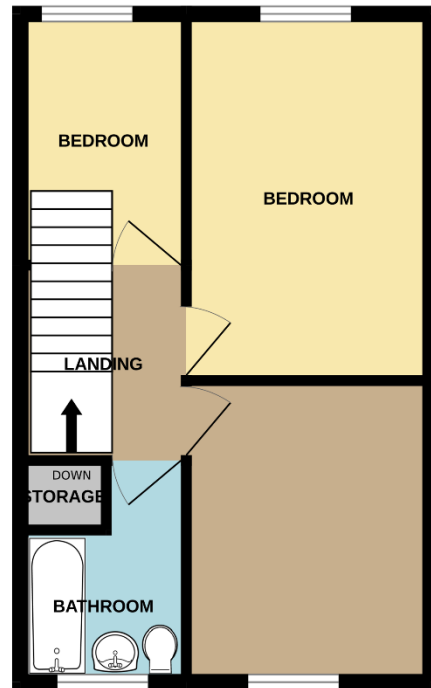




GROUND FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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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