



14 HOLME PARK, HIGH BENTHAM
£195,000





14 HOLME PARK, HIGH BENTHAM, LANCASTER, LA2 7ND

Well presented three bedroomed end terraced house located in a popular residential area on the edge of High Bentham offering extended accommodation laid over two floors.

Covered entrance to good sized lounge, dining room and kitchen, plus rear sunroom extension to the ground floor.

Three bedrooms, landing and house bathroom to the first floor.

Large gardens to the front and rear plus paved patio area to the side; garage and additional parking to the rear if required.

Upvc double glazed windows and gas fired central heating, modern kitchen and bathroom fittings.

Ideal property for first time buyer, family, second home or investment property.

High Bentham is a busy market town set amid scenic countryside on the edge of the Bowland Area of Natural Beauty.

The town has all local amenities such as independent shops, pubs, cafes, primary schools, town hall, sports fields, and railway station with regular services to Lancaster/Skipton.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Dining Room, Kitchen, rear hallway and WC

First Floor

Landing, 3 Bedrooms, Shower room

Outside:

Lawned Front Garden, Side Access, Rear Garden, Single Garage in a Block.

ACCOMMODATION:

GROUND FLOOR:

Covered entrance to lounge.

Lounge:

13'2" x 14'9" (4.01 x 4.49)

Good sized room with staircase up to the first floor, upvc double glazed bay window, upvc double glazed side window, electric flame effect feature fireplace with stone fire surround and radiator, coved ceiling.





Dining Room: 7'5" x 10'10" (2.26 x 3.30)

Double glazed sliding door through to the sunroom, access to the kitchen, space for dining table, radiator, coved ceiling.



Kitchen:

10'9" x 7'0" (3.27 x 2.13)

Range of kitchen base units with complementary work surfaces, stainless steel sink with mixer taps, built in electric oven, gas hob and extractor hood, wall units, gas fired combination boiler within wall unit, archway from the dining room, upvc double glazed window.



Sunroom:

15'4" x 5'6" (4.67 x 1.67)

Extended area to the rear of the property, upvc double glazed picture window, upvc glazed side external entrance door part glazed, and radiator.





FIRST FLOOR:

Landing:

6'4" x 5'9" (1.93 x 1.75)

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



Bedroom 1: to the rear

10'11" x 8'3" (3.32 x 2.51) to the face of the wardrobes.

Extensive range of built in mirror fronted wardrobes, double bedroom, upvc double glazed window, and radiator.



Bedroom 2: to the front

11'2" x 8'8" (3.40 x 2.64)

Upvc double glazed window, and radiator.



Bedroom 3: to the front

10'0" x 5'9" (3.04 x 1.75)

Single bedroom with upvc double glazed window, bulkhead store cupboard and radiator.





Bathroom:

8'0" x 6'4"(2.43 x 1.93)

3-piece white bathroom suite comprising bath with shower over off the system, shower screen, pedestal wash hand basin, low flush WC, tiled flooring and radiator, upvc double glazed window, tiled walls.



OUTSIDE:

Front:

Pleasant lawned fore garden to the front, with fence and high walled boundary, pedestrian access, space for shed and bins, fenced boundary, outside tap.

Side access paved

Rear:

Good sized rear garden, with additional parking space, plus parking in front of single garage part of a block with up/over door, with power, lawned area, patio, gravelled parking area for 2 vehicles.



**AGE:**

Approximately 1980's

Directions:

Leave the Bentham office up the Main Street, turn right onto Station Road. Proceed down Station Road, over the railway bridge, turning right onto Millholme Drive, take the second left onto Holme Park, no 14 is at the end a For Sale board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

All mains' services are connected to the property, plus full house alarm.

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'



EPC & FLOORPLAN TO FOLLOW



The UK's number one property website

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



www.tpos.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.

▲ ESTATE AGENTS ▲ VALUERS ▲ www.neilwrightestateagents.co.uk ▲