



**4 COLLINGWOOD DRIVE, LOW BENTHAM**  
**£335,000**



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## 4 COLLINGWOOD DRIVE, LOW BENTHAM, LANCASTER, LA2 7GH

Very spacious two double bedroomed detached house located on a small cul-de-sac development near to the centre of Low Bentham Village.

Immaculately presented throughout with quality fixtures and fittings and decorated to a high standard.

Gas fired central heating including under floor to the ground floor plus timber double glazed windows.

Ground floor offers entrance hall with cloakroom/WC off, square lounge plus large dining kitchen with extensive range of built in cupboards and integral appliances and utility room off.

First floor with landing, two double bedrooms plus 4-piece house bathroom.

Pleasant outside area with hard landscaping decked area, with timber shed/bar, parking for 2/3 vehicles.

Ideal property for small family, retired buyer, second home or holiday/ investment.

Well worthy of internal/external inspection to fully appreciate the size, condition and position.

Low Bentham is a small active village set amid open countryside approximately 1 mile from High Bentham, which has local amenities such as shops/pubs, doctors' surgery, primary school and railway station with connections to Lancaster/Skipton.

### ACCOMMODATION COMPRISES:

#### Ground Floor:

Entrance Hall, Cloakroom, Lounge, Dining Kitchen, Utility Room.

#### First Floor:

Landing, 2 Bedrooms, Bathroom.

#### Outside

Integral Store, Fore Garden, Decked Rear Garden.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

8'9" to staircase x 3'5" (2.66 x 1.04)

Part glazed external entrance door, tiled flooring, staircase to the first floor.



##### Cloakroom:

3'11 x 6'0" max (1.19 x 1.82)

With low flush WC, wash hand basin, tiled floor, double glazed timber window.



### Lounge:

14'6" x 15'10" (4.42 x 4.82)

Good sized room with double glazed timber window, wood flooring, glazed double doors to dining kitchen, under stairs store cupboard, coved ceiling.



### Dining Kitchen:

8'5" x 27'0" (2.56 x 8.23)

Range of modern kitchen base units with complementary worksurfaces, wall units, 1 ½ bowl sink with mixer taps, electric hob, built in Stoves electric oven, extraction hood, dishwasher, half glazed rear external door, access to utility room, dining area, two double glazed windows, tiled flooring, built in Fridge/freezer, 3 ceiling lights.



### Utility Room:

7'7" x 9'5" (2.31 x 2.87)

Base units with worksurface, stainless steel sink, wall units, Vailant gas fired central heating boiler, plumbing for washing machine.

### FIRST FLOOR:

#### Landing:

6'4" x 9'8" (1.93 x 2.94)

Access to 2 bedrooms and bathroom, loft access, radiator, bulkhead store cupboard.







### Bedroom 1:

10'11" x 13'9" (3.32 x 4.19) to face of wardrobes

Double bedroom, with double glazed mullioned window, exclusive built-in wardrobes, and radiator.



### Bedroom 2:

9'1" x 15'7" (2.76 x 4.75)

Double bedroom, double glazed timber window, radiator.



### House Bathroom:

5'6" x 8'3" (1.67 x 2.51)

With 4-piece white bathroom suite comprising bath, shower enclosure with shower off the system, pedestal wash hand basin, low flush WC, tiled walls, tiled floor, double glazed window, heated towel rail.







## OUTSIDE:

Integral Store:

12'0 x 9'3" (3.65 x 2.81)

With up/over door, power and light.

Fore garden with paved path, walled boundary, drive, double gates, side gravelled area, parking, shed, rear garden, decked area with bar, paved area, raised bed, Wall bar 11'6 x 7'3" .



## AGE:

Approximately 2008

## Directions:

Leave the Bentham office on Main Street, head towards Low Bentham, go passed the Sun Dial pub, before the River bridge take a right turn and Collingwood Drive is at the end of the turning. 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:

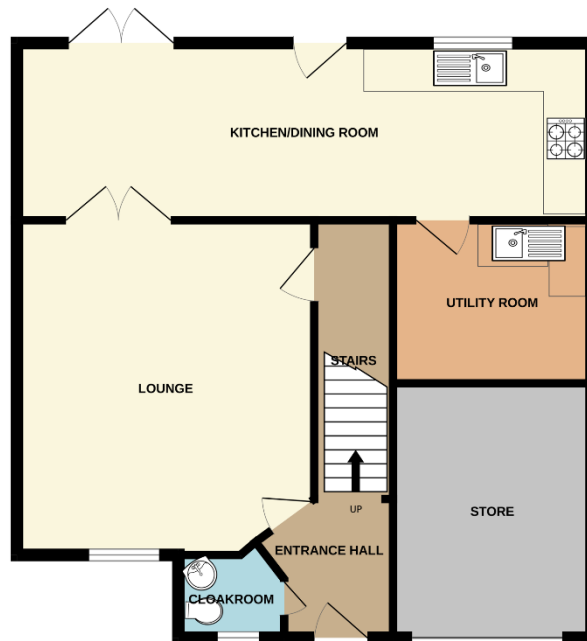
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'C'

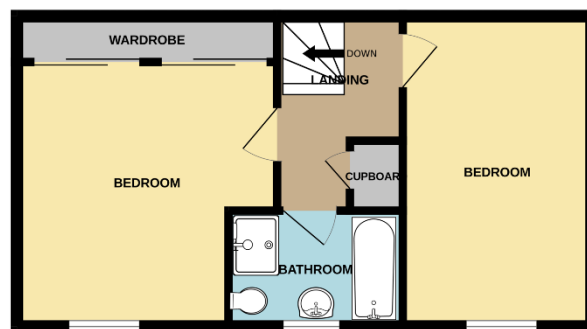
4 Collingwood Drive Lower Bentham LANCASTER LA2 7GH		Energy rating  <b>C</b>
Valid until <b>8 October 2034</b>	Certificate number <b>0381-3942-2200-6074-7204</b>	
<b>Property type</b>	Detached house	
<b>Total floor area</b>	93 square metres	



## 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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