



4 COLLINGWOOD DRIVE, LOW BENTHAM
£335,000



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



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, Vaillant 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.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available from 4 providers.

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	15 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	---	---	✗

Networks in your area - [Openreach](#)
Click on a network's name to find out more about its service availability and how to report a problem with it.

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.

Data last updated: May 2025, based on the latest data available to Ofcom.

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely



Flooding:

[Check for flooding in England - GOV.UK](#) shows that surface water flooding is low, rivers and sea low risk, groundwater flooding unlikely in this area.

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

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

C

Valid until

8 October 2034

Certificate number

0381-3942-2200-6074-7204

Property type

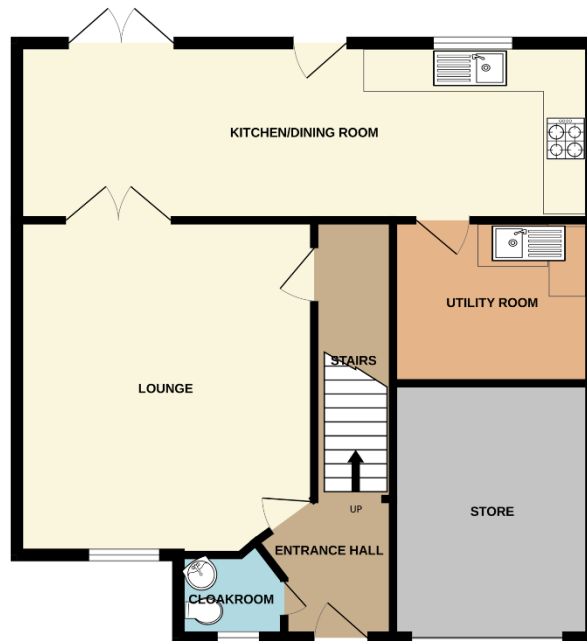
Detached house

Total floor area

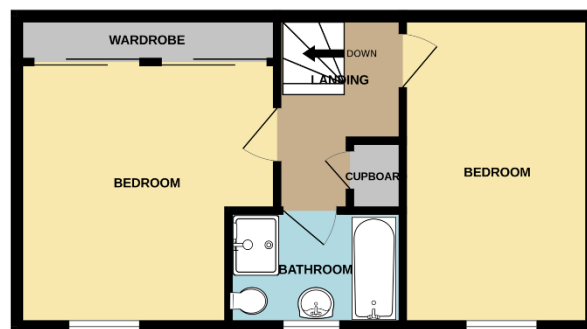
93 square metres



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.
Made with Metropix ©2024



www.tpos.co.uk

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

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.