



MEWITH VIEW, 19 MOUNT PLEASANT, HIGH BENTHAM
£340,000



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MEWITH VIEW, 19 MOUNT PLEASANT, HIGH BENTHAM, LANCASTER, LA2 7JY

Substantial stone built 3 bedroomed extended character semi-detached house, located in a superb and elevated position near to the centre of High Bentham.

Offering good sized family accommodation laid over four floors, with many original features evident.

Ground floor, with entrance hall, 2 reception rooms, modern kitchen, sunroom, lower ground floor with study, shower room.

First floor with two bedrooms, house bathroom, second floor to master bedroom with views.

Outside, parking bay to the front, steps up to the house, lawned front garden, side garden with paved/patio area, shed.

High Bentham is a popular market town located on the edge of the Bowland Area of Outstanding Natural Beauty within striking distance of the Yorkshire Dales National Park.

The town has a thriving community with all local amenities plus railway station with access to major centres such as Lancaster, Skipton etc.

Viewing is strongly recommended to fully appreciate the size, layout, and position.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Kitchen, Sunroom, Dining Room, Lounge.

Lower Ground Floor:

Playroom/Study, Shower Room.

First Floor:

Landing, 2 Bedrooms, House Bathroom.

Second Floor:

Master Bedroom.

Outside

Forecourt Parking to the Front, Front Garden, Side Garden, Shed, Wood Store.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

11'8 x 4'5" (3.55 x 1.34)

With part glazed external entrance door, access to dining room and kitchen, large cupboard housing recently installed gas fired central heating boiler and factory insulated cylinder.





Kitchen:

14'4" x 10'4" (4.37 x 3.15)

Good sized kitchen with range of Ikea style kitchen units, wall units, stainless steel sink with mixer taps, range cooker, upvc double glazed window, radiator, archway through to the sunroom.



Sunroom:

13'7" x 6'10" (4.14 x 2.08)

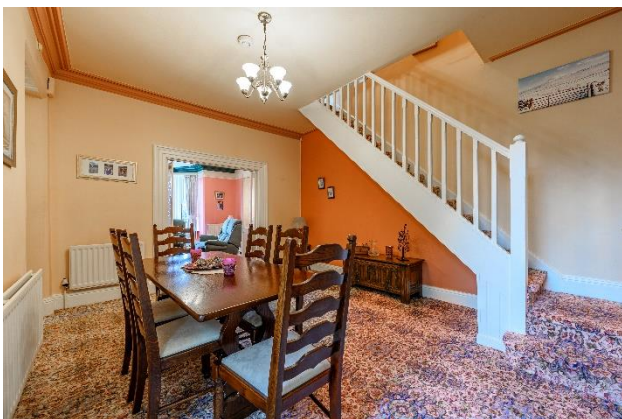
Side extension with upvc double glazed windows, upvc double glazed double doors with access to the garden and radiator.



Dining Room:

15'2" x 12'1" (4.62 x 3.68)

Spacious room with staircase up to the first floor, upvc double glazed side window, two radiators, hatch down to the cellar, glazed doors through to the lounge.





Lounge:

14'1" x 13'9" (4.29 x 4.19)

Splendid room with upvc double glazed bay window with views, feature fireplace with open fire grate, wood fire surround, cast iron and tiled inset, flagged hearth, corniced ceiling, wood flooring, two radiators.



LOWER GROUND FLOOR ROOM:

Playroom/Study:

10'6" x 10'2" (3.20 x 3.10)

Hatch with open stair from dining room, upvc double glazed external side door, built in cupboards.



Shower Room:

With 3-piece suite comprising shower, pedestal wash hand basin, WC. tiled walls, recessed spotlights.





FIRST FLOOR:

Landing:

11'6" x 3'9" (3.50 x 1.14)

With access to two bedrooms and house bathroom, doored access to the second floor.

Bedroom 2:

14'10" x 9'3" (4.52 x 2.82)

Double bedroom with large bulk head store cupboard, two radiators, cast iron fireplace, upvc double glazed window.



Bedroom 3: Front

11'9" x 6'6" (3.58 x 1.98)

Single bedroom with upvc double glazed window with superb views, built in wardrobe and radiator.



House Bathroom:

With 3-piece bathroom suite comprising bath with electric shower over, pedestal wash hand basin, WC, upvc double glazed window.



SECOND FLOOR:

Master Bedroom:

25'2" x 11'1" max (7.67 x 3.38)

Large double bedroom with two upvc double glazed gable window, two Velux roof lights and radiator.



OUTSIDE:

Forecourt parking to the front with stepped access up to the house, lawned front garden with mature shrubs and hedges, side garden with paved/sitting areas, shed wood store, access to lower ground floor room.



**AGE:**

Approximately

Directions:

Leave the Bentham Office turn right down Main Street, go passed Robin Lane and Mount Pleasant is on your left-hand side, No 19 is just on the bend. 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:

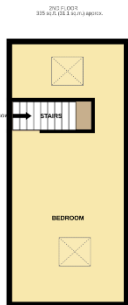
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'D'

19 Mount Pleasant Bentham LANCASTER LA2 7JY		Energy rating E
Valid until 18 November 2034	Certificate number 9084-3944-6209-3394-2204	

Property type Semi-detached house

Total floor area 143 square metres



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 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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