



15 HIGH CROFT, HIGH BENTHAM

£395,000





15 HIGH CROFT, HIGH BENTHAM, LANCASTER, LA2 7FE

Substantial, 4 bedrooomed, stone-faced and extended detached house, located in an enviable position. Set amid large gardens at the end of a small cul-de-sac street, within popular residential development on the edge of High Bentham.

Well decorated and presented with upvc double glazed windows and gas fired central heating.

Spacious, well-planned accommodation laid over two floors.

To the ground floor, entrance hall with WC off, spacious lounge, large dining kitchen, utility room off, plus rear conservatory.

To the first floor, landing, bedroom 1 with ensuite, three further bedrooms and house shower room.

Outside, off-street parking plus attached garage and charging point, mature gardens to front, side and rear.

Good sized family home, well worth of internal inspection to fully appreciate the size, layout and design.

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

The town has local amenities such as independent shops, Church, pubs, primary school, doctors' surgery and railway station with links to Lancaster 12 miles, Skipton 20 miles.

ACCOMMODATION COMPRISES:

Ground Floor:

Covered Entrance, Entrance Hall, WC/Cloaks, Lounge, Kitchen/Dining Room, Conservatory, Utility Room.

First Floor:

Landing, Bedroom 1, Ensuite Shower Room, Three Further Bedrooms, House Shower Room.

Outside

Attached Garage, Driveway, Gardens.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

15'4" x 4'10" (4.67 x 1.47) inclusive of staircase. Covered entrance with part glazed upvc external entrance door, wide hallway with staircase to the first floor, under stairs store cupboard, coved ceiling, laminate flooring, and radiator.





Cloakroom/WC:

5'6" x 3'2" (1.67 x 0.96)

With low flush WC, wash hand basin, tiled flooring, radiator, coved ceiling, tiled walls to dado. upvc double glazed window.

Lounge:

18'0" x 15'3" (5.48 x 4.64)

Large square room with upvc double glazed mullioned window to the front, flame effect gas fire within feature stone fireplace, coved ceiling, laminate flooring, and radiator, single glazed double doors to dining kitchen.



Kitchen/Dining Room:

Large through room to the rear with kitchen area to one side and dining to the other, access through to the conservatory.



Kitchen Side:

11'9" x 9'4" (3.58 x 2.84)

Range of modern kitchen base units with complementary wood worksurfaces, wall units, dual fuel range cooker with extraction hood, ceramic sink with mixer taps, dishwasher, upvc double glazed mullioned window, tiled flooring, coved ceiling, radiator.





Dining Side:

11'10" x 11'9" (3.60 x 3.58)

With space for large table, upvc double glazed external side doors with access to raised patio area, double doors through to the conservatory, laminate flooring, coved ceiling, radiator.



Conservatory:

9'7" x 8'9" (2.92 x 2.66)

With upvc double glazed windows off a plinth, half glazed upvc external side entrance door, electric heater, solid roof.



Utility Room: Off the kitchen

11'9" x 4'2" (3.58 x 1.27)

Range of base units with complementary worksurfaces, wall units, half glazed upvc rear external entrance door, plumbing for washing machine, tiled flooring, coved ceiling, radiator.



FIRST FLOOR:

Landing:

Spacious landing area with access to four bedrooms and house shower room, upvc double glazed gable window, loft access, radiator, cupboard housing gas fired combination boiler, coved ceiling.





Bedroom 1:

16'4" x 11'4" (4.98 x 3.45)

Double bedroom, upvc double glazed window, coved ceiling, range of built in wardrobes, radiator.



Ensuite Shower Room:

6'6" x 3'7" (1.98 x 1.09)

Comprising, shower enclosure with shower off the system, WC, pedestal wash hand basin, vertical radiator, tiled flooring, upvc double glazed window.



Bedroom 2: Rear

11'8" x 9'5" (3.56 x 2.87)

Double bedroom with upvc double glazed window, radiator, coved ceiling.



Bedroom 3: Rear

11'8" x 9'9" (3.55 x 2.97)

With upvc double glazed window, radiator, coved ceiling.





Bedroom 4: Front

9'4" x 8'1" (2.84 x 2.46)

With upvc double glazed window, coved ceiling, and radiator.



House Shower Room:

7'8" x 6'2" (2.33 x 1.88)

With large shower enclosure with drencher shower over off the system, pedestal wash hand basin, Low flush WC, vertical radiator, upvc double glazed window, tiled floor, coved ceiling.



OUTSIDE:

Attached Single Garage:

17'8" x 8'10" (5.53 x 2.69)

With up/over door power and light and electric car charging point





Mature gardens to front, side and rear, woodland garden with mature trees, side patio, lawn area, mature shrubs etc.



AGE:

Approximately 2004.

Directions:

Leave the Bentham office up the Main Street, on to Mount Pleasant turn left onto Butts Lane, then left on to the estate, left onto Low Croft then right onto High croft. No 15 is at the top of the cul-de-sac.

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 'E'

Energy performance certificate (EPC)

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15 High Croft Bentham LANCASTER LA2 7FE		Energy rating C
Valid until 5 February 2035	Certificate number 6535-8522-2400-0246-6206	
Property type	Detached house	
Total floor area	140 square metres	



GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq.ft. (153.9 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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