



16 BANKS WAY, HIGH BENTHAM
£185,000





16 BANKS WAY, HIGH BENTHAM, LANCASTER, LA2 7JH

Situated in an elevated position at the end of a small cul-de-sac with no passing traffic, this 3-bedroom, semi-detached home offers a fantastic opportunity for families or those looking to add their own personal touch.

Spacious plot with gardens to three sides providing ample out door space, in a prime location approximately 500m from the town centre offering great potential with some modernisation required.

With accommodation laid over two floors, with upvc double glazed windows and gas fired central heating. Unrestricted street parking to the front

With no onward chain a hassle-free purchase.

High Bentham is a popular market town set amid stunning countryside within the Forest of Bowland Area of Outstanding Natural Beauty. Bentham has all local amenities including independent shops, pubs, churches, cafes and a railway station with links to Lancaster, Skipton and Leeds.

A property well worthy of internal and external inspection to appreciate its size, layout and location.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Lounge, Kitchen, Utility Room, Store.

First Floor:

Landing, 3 Bedrooms, Shower Room.

Outside

Gardens to Front, Side and Rear.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

4'9" x 5'0" (1.44 x 1.52)

With part glazed external entrance door, staircase to the first floor, radiator, meter cupboard.

Lounge:

15'9" x 13'0" (4.80 x 3.96)

Large room with upvc double glazed picture window, radiator, fireplace with gas fire.





Kitchen:

10'9" x 12'4" (3.27 x 3.75)

Range of base units with complementary worksurfaces, stainless steel sink with mixer taps, gas cooker point, two upvc double glazed windows, plumbing for washing machine, under stairs store cupboard housing gas fired combination boiler.



Utility Room:

8'5" x 5'7" (2.56 x 1.70)

Part glazed rear external entrance door, upvc double glazed window, radiator.

Store:

5'7" x 2'10" (1.70 x 0.86)

Shelved.



FIRST FLOOR:

Landing:

Access to 3 bedrooms, shower room, separate WC, upvc double glazed window.

Bedroom 1:

11'6" x 10'1" (3.50 x 3.07)

Double bedroom, upvc double glazed window, and radiator.



Bedroom 2:

10'10" x 10'1" (3.30 x 3.07)

Double bedroom, upvc double glazed window, and radiator.





Bedroom 3:

8'10" x 5'7" (2.69 x 1.70)

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



House Shower Room:

7'6" x 4'8" (2.28 x 1.42)

Large shower enclosure with shower over off the system, with screen, boarded wall, pedestal wash hand basin, upvc double glazed window, radiator, shelved cupboard.



Separate WC:

With WC and upvc double glazed window.



OUTSIDE:

Front: Good sized fore garden, path, flower beds with mature shrubs.





Side: Paved/tarmacked area plus shed.

Rear: Path, raised lawn, mature trees/shrubs, second shed.



AGE:

Approximately 1950's

Directions:

Leave the Bentham office down the Main Street, go right on to Goodenber Road then next right on to Banks Rise, then left on to Banks Way, number 16 is on the right-hand side within the cul-de-sac. A For Sale board is erected.

What 3 Words:

Stockpile.warblers.mixer.

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.



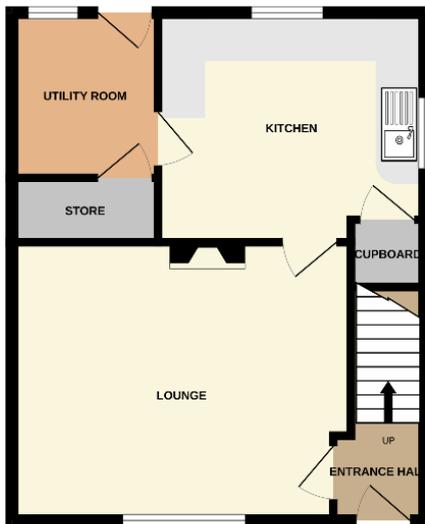
N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being 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

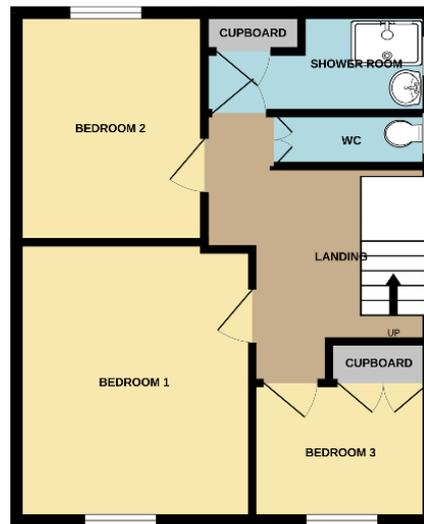
16 Banks Way Bentham LANCASTER LA2 7JH		Energy rating C
Valid until 20 February 2035	Certificate number 6435-5022-4400-0720-7226	

Council Tax Band 'B'

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.2 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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www.tpos.co.uk

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