



**11 SPRINGFIELD CRESCENT, HIGH BENTHAM**  
**£155,000**



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## **11 SPRINGFIELD CRESCENT, HIGH BENTHAM, LANCASTER, LA2 7BD**

Two-bedroom, semi-detached bungalow, located in a superb and convenient position in the popular Springfield area of Bentham.

Offering level accommodation, standing within manageable gardens with off street parking and garage.

The property needs extensive modernisation to bring it up to modern day standards but offers huge potential.

Upvc double glazed windows, gas fired central heating are installed, works are likely to include redecoration, new kitchen and bathroom fittings, re-wiring etc.

Ideal property for first time buyer, retired buyer, or second home/holiday let.  
Situated approximately half a mile from the centre of town and the towns amenities with pleasant open aspects to the front.

Well worthy of internal inspection to appreciate the size and layout and potential.

High Bentham is a popular Market Town on the edge of the Bowland Area of Outstanding National Beauty with easy access to open countryside.

The town has all local amenities including Railway Station with connections to Leeds and Lancaster, Skipton.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor:**

Lounge, Dining Room, Kitchen, Two Bedrooms, Bathroom.

#### **Outside**

Fore Garden, Unrestricted Street Parking, Shared Driveway, Garage, Enclosed Rear Garden.

### **ACCOMMODATION:**

#### **GROUND FLOOR:**

##### **Lounge:**

14'0" x 17'8" (4.26 x 5.38)

With upvc double glazed picture window to the front, gas fire within fire place, radiator, upvc external entrance door.

##### **Kitchen:**

8'0" x 11'9" (2.43 x 3.58)

Side external entrance door, upvc double glazed window, range of kitchen base units with complementary worksurfaces, wall units, stainless steel sink, plumbing for washer, cooker point.



**Dining Room:**

14'6" x 9'0" (4.42 x 2.74)

Upvc double glazed rear entrance door, radiator.

**Bedroom 1:**

13'0" x 17'6" (3.96 x 5.33)

Double bedroom, upvc double glazed window, radiator.

**Bedroom 2:**

7'10" x 8'10" (2.38 x 2.69)

Upvc double glazed window, and radiator.

**Bathroom:**

With 3-piece coloured bathroom suite comprising bath, pedestal wash hand basin, WC, upvc double glazed window.

**OUTSIDE:**

Fore-garden, unrestricted street parking to the front, side shared driveway, garage (not measured) enclosed overgrown rear garden.

**AGE:**

Approximately 1960's

**Directions:**

Leave the Bentham Office up the Main Street, onto Mount Pleasant then on to Springfield, turn left onto Springfield Crescent, go clockwise around the crescent, and number 11 is on the left-hand side.

**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'

11 Springfield Crescent Bentham LANCASTER LA2 7BD		Energy rating <b>D</b>
Valid until <b>9 March 2035</b>	Certificate number <b>2471-2611-8902-8211-6512</b>	

**Property type** Semi-detached bungalow

**Total floor area** 73 square metres



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