



**BIRKRIGG, LOW BENTHAM ROAD, HIGH BENTHAM**  
**£325,000**



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## **BIRKRIGG, LOW BENTHAM ROAD, HIGH BENTHAM, LA2 7BP**

Well presented 3 bedroomed extended semi-detached house located in a superb rural position on the edge of High Bentham standing within large gardens and having outstanding views across open countryside to the rear and pleasant views to the front.

Extended family sized accommodation recently reconfigured with large open plan living area/kitchen, separate lounge, entrance hall, WC to the first floor, landing two large double bedrooms and a single bedroom and well-appointed house bathroom plus second floor roof space/hobbies room.

Modern kitchen fittings, appliances, feature multi-fuel stove in both the living kitchen and lounge, upvc double glazed windows, electric central heating and solar panels to both the main roof and lean-to roof.

Outside ample parking/turning areas to the front, side garage, summer house and bar, rear patio gardens, lawns, pond.

Good sized family house, well worthy of internal and external inspection to appreciate the size, the work, extensions and the properties position with the views.

High Bentham is a popular Market Town, in the Bowland Area of Outstanding Natural Beauty, within stunning countryside, the town has local amenities including independent shops, pubs and cafes, town hall, churches, doctors surgery, railway station with links to Lancaster, Settle, Skipton and Leeds.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor:**

Entrance Porch, Entrance Hall, Lounge, Living/Kitchen, WC.

#### **First Floor:**

Landing, 3 Bedrooms, House Bathroom.

#### **Outside**

Front Driveway/Forecourt Parking, Side Driveway, Garage, Garden Room/Bar, Rear Enclosed Garden/Decked Area.

### **ACCOMMODATION:**

#### **GROUND FLOOR:**

##### **Entrance Porch:**

2'2" x 7'3" (0.66 x 2.21)

Upvc double glazed external doors, glazed inner door/side panel.

##### **Entrance Hall:**

7'3" x 10'3" (2.21 x 3.12)

Staircase to the first floor, access to lounge plus dining kitchen, and radiator.



### **Lounge:**

12'9" max x 21'0" (3.88 x 6.40)

With multi-fuel stove in recessed fireplace on flagged hearth, upvc double glazed bay window, two radiators.



### **L-Shaped Living Kitchen:**

Open plan extended room, l-shaped with kitchen area to one side living area to the other.

#### **Kitchen Side:**

9'4" x 8'8" (2.84 x 2.64)

Range of modern base units with complementary worksurfaces, breakfast bar, sink with mixer taps in bay window, Bosch built in electric oven, large induction hob.



#### **Dining Side:**

12'7" x 19'9" (3.83 x 6.02)

Upvc double doors to decked area, upvc double glazed window, two Velux roof lights, multi-fuel stove on hearth, and radiator.





**WC:**

4'0" x 4'0" (1.21 x 1.21)

Low flush WC, and wall cupboard.

**FIRST FLOOR:****Landing:**

7'0" x 5'8" (2.13 x 1.72)

Access to 3 bedrooms and bathroom, loft access with loft ladder, upvc double glazed gable window.

**Bedroom 1:**

13'2" x 13'5" (4.01 x 4.08)

Double bedroom with upvc double glazed bay window with view, range of built in wardrobes, and radiator.

**Bedroom 2:**

10'8" x 11'3" (3.25 x 3.42) plus lobby

Double bedroom with upvc double glazed window with superb views over open countryside, and radiator.





### Bedroom 3:

8'3" x 9'7" (2.51 x 2.92)

Dual aspect two upvc double glazed windows, radiator, shelved alcove.



### House Bathroom:

5'4" x 9'0" (1.62 x 2.74)

Four-piece bathroom suite comprising bath, shower enclosure with shower off the system, vanity wash hand basin, low flush WC, upvc double glazed window, heated towel rail, recessed spotlights, tiled floor, tiled walls to dado.



### SECOND FLOOR:

#### Attic Room:

11'6" x 19'0" (3.50 x 5.79)

Useful storage area, with reduced eaves and eaves storage, Velux roof light, recessed spotlights.







## OUTSIDE:

### Front:

Driveway/forecourt with parking for several vehicles, raised beds with mature shrubs, patio.

### Side:

Timber open structure, paved side yard area.

**Garage** 13'1" x 12'0" (3.98 x 3.65) with up/over door, power and light.

**Summer House/Bar** 20'0" x 14'0" (6.09 x 4.26) upvc double doors to side, upvc sliding door to the rear, decked area, lean-to sitting area.

**Timber Shed:** 3'8" x 9'5" (1.11 x 2.87) With gas fired central heating boiler/cylinder.

### Rear:

Decked area with aspects over open countryside, lawns, patio, pond, second summer house.

Solar Panels on main roof front and rear, plus rear lean-to.



**AGE:**

Approximately 1950's

**Broadband:**

Cable fitted.

**Directions:**

Leave the Bentham office down Main Street towards Lower Bentham, after about a quarter of a mile, Birkrigg is on the left-hand side. 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

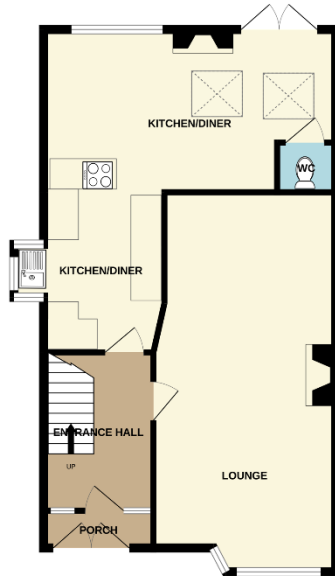
Council Tax Band 'C'

Birkrigg Low Bentham Road Bentham LANCASTER LA2 7BP		Energy rating <b>D</b>
Valid until <b>21 September 2025</b>	Certificate number <b>8215-7121-3450-3949-8926</b>	

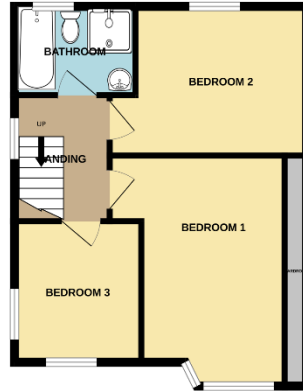
Property type	Semi-detached house
Total floor area	105 square metres



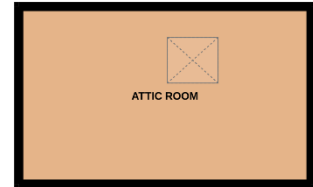
GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR  
218 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 1308 sq.ft. (121.6 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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