



32 SPRINGFIELD TERRACE, BENTHAM
£210,000





32 SPRINGFIELD TERRACE, BENTHAM, LANCASTER, LA2 7BB

Nestled on the edge of this popular Market Town, this characterful three bedroomed, stone-built end terrace home is coming to market for the first time in 70 years.

Set across three floors, the property offers spacious accommodation with huge potential for modernisation making it an excellent opportunity for families, investors or those looking to create a dream home.

Located in a sought-after residential area, the home benefits from double glazed windows and gas fired central heating, externally there is rear parking adding to its practicality.

Bentham is a thriving market town perfectly positioned on the edge of an Area of Outstanding Natural Beauty and within easy reach of the Yorkshire Dales.

With railway links to Lancaster, Skipton and Leeds as well as stunning countryside surroundings, this property offers the best of both convenience and rural charm.

A rare opportunity to acquire a good-sized family home in an excellent location, early viewing is highly recommended.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Lounge, Dining Room, Kitchen.

First Floor:

Landing, 2 Bedrooms, Box Room/Office, Bathroom.

Second Floor:

Landing, Bedroom 3.

Outside

Unrestricted Street Parking, Fore Garden, Enclosed Rear Yard & Parking.

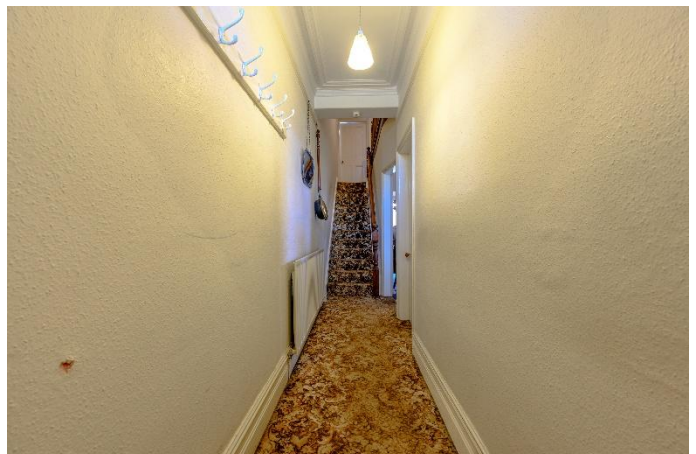
ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

3'1" x 15'8" (0.94 x 4.77)

Part glazed extended entrance door with fan light over, staircase to the first floor, radiator, coved ceiling.





Lounge:

14'2" x 14'10" (4.31 x 4.52)

Double glazed bay window with stained glass panels, gas fire within stone fireplace, picture rail, radiator.



Dining Room:

12'10" x 14'3" (3.91 x 4.34)

Electric fire within wood fire surround, marble effect inset and hearth, doored alcove cupboards, double glazed rear window, radiator.



Kitchen:

9'9" x 11'9" (2.97 x 3.58)

Good sized room with range of old-style kitchen base units with worksurfaces, wall units, stainless steel sink, electric cooker point, gas fired central heating boiler, understairs store cupboard, ½ glazed side external entrance door.





FIRST FLOOR:

Landing:

5'9" x 18'4" (1.75 x 5.58)

With access to 3 bedrooms and bathroom, staircase to the second floor.



Bedroom 1:

12'8" x 12'8" (3.86 x 3.86)

Double bedroom, double glazed window, picture rail, cast iron fireplace, radiator.



Bedroom 2:

14'0" x 11'10" (4.26 x 3.60)

Double bedroom, double glazed window, radiator.





Box Room:

5'1" x 8'5" (1.54 x 2.56)
Double glazed window.



Bathroom:

9'8" x 11'8" (2.94 x 3.55)
4-piece bathroom suite comprising bath, shower enclosure with shower off the system, WC, pedestal wash hand basin, double glazed window.



SECOND FLOOR:

Landing:

5'1" x 17'0" (1.54 x 5.18)
Velux roof light.



Bedroom:

11'2" x 17'0" (3.40 x 5.18)
Velux roof light.



**OUTSIDE:**

Fore garden, unrestricted street parking.



Rear enclosed yard and parking space.



AGE: 1900's

Directions:

Leave the Bentham office down the Main Street towards Clapham, go past Mount Pleasant and number 32 Springfield Crescent is situated on right 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:

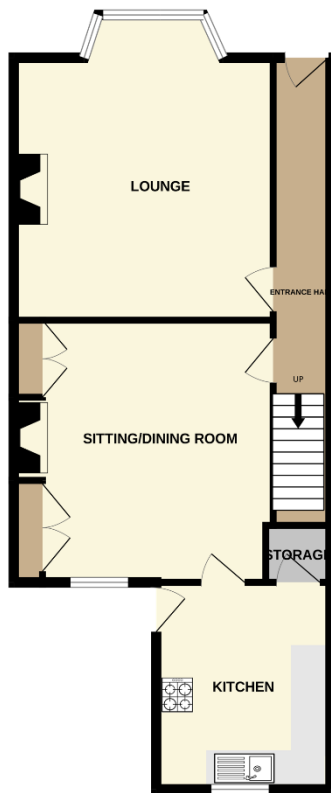
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'E'

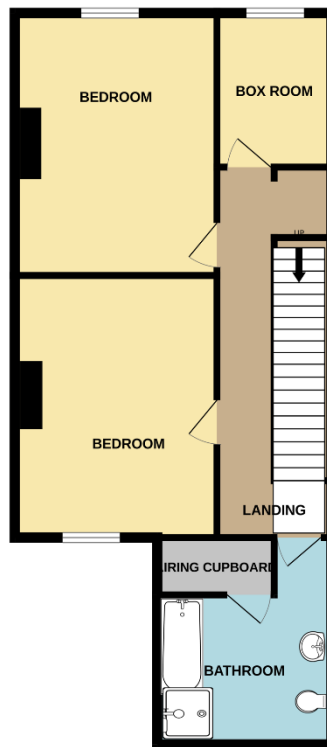
32 Springfield Terrace Bentham LANCASTER LA2 7BB		Energy rating F	
Valid until 24 March 2035		Certificate number 7335-8327-1400-0025-8226	
Property type		End-terrace house	
Total floor area		151 square metres	



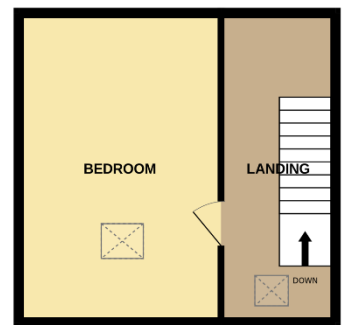
GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



2ND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 1618 sq.ft. (150.3 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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