



12 SUMMER HILL, HIGH BENTHAM
£265,000





12 SUMMER HILL, SLAIDBURN ROAD, HIGH BENTHAM, LA2 7LT

Outstanding 3 bed roomed, stone built and extended end terraced house, located in a superb and stunning position on the edge of High Bentham, set amid open countryside.

Spacious accommodation laid over three floors with side and rear ground floor extensions.

Upvc double glazed windows and dual heating system, via multi-fuel stove and electric storage heaters.

Ground floor entrance porch leading to the lounge with feature fireplace and multi-fuel stove, kitchen extension to the rear with extensive range of modern units and appliances, side dining room extension and shower room.

First floor double and single bedroom and second floor double bedroom and bathroom.

Outside the property has a lot of space for a cottage with side parking for several vehicles, detached garage and cottage garden.

The views from this cottage are unrivalled with Ingleborough to the front and open fields to the rear.

Ideal property for family buyer, second home or holiday cottage.

High Bentham is a popular Market Town located on the edge of The Bowland Forest Area of Outstanding Natural Beauty.

The town offers all local amenities such as Independent Shops etc, primary school, churches, sports field, Town Hall, and Railway Station with links to Lancaster, Settle, and Skipton.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Porch, Lounge, Dining Room, Kitchen, Shower Room.

First Floor:

Landing, 2 Bedrooms.

Second Floor:

Landing, Bedroom, Bathroom.

Outside

Unrestricted Street Parking, Side Driveway, Detached Garage, Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

2'0" x 4'0" (0.61 x 1.21)

With half glazed upvc external entrance door, glazed inner door, upvc double glazed side windows.





Lounge:

18'3" x 12'0" inclusive of staircase. (5.56 x 3.65)

Good sized square room with multi-fuel stove on a flagged hearth, with back boiler, stone fire surround, upvc double glazed window, access through to the kitchen, and dining room, radiator, electric storage heater, doored staircase to the first floor, understairs store cupboard, meter cupboard.



Dining Room:

9'5" x 12'9" (2.87 x 3.88)

Extension, with dual aspect upvc double glazed windows, electric storage heater and radiator.



Lobby:

2'8" x 6'5" (0.81 x 1.95)

Off the dining room.

Kitchen:

7'8" x 24'0" (2.33 x 7.31)

Large kitchen to the rear in the extended area, with extensive range of modern kitchen base units with complementary worksurfaces, induction hob, modern extraction hood, built in electric double oven, built in fridge/freezer, 1 ½ bowl sink with mixer taps, wall units, three double glazed upvc windows, rear external entrance door, loft access, radiator, and electric storage heater, Amtico flooring.





Shower Room:

6'2" x 6'4" (1.88 x 1.93)

With shower enclosure with electric shower over, low flush WC, pedestal wash hand basin, tiled flooring, electric storage heater, part tiled walls to dado.



FIRST FLOOR:

Landing:

With access to two bedrooms and staircase to the second floor.

Bedroom 1:

10'0" x 12'1" (3.04 x 3.68)

To the front, double bedroom, upvc double glazed window, radiator, electric storage heater.



Bedroom 2:

7'0" x 7'9" (2.13 x 2.36)

To the rear, upvc double glazed window with views, radiator.



SECOND FLOOR:

Landing:

Access to bedroom and bathroom.



Bedroom 3:

9'9" x 12'2" (2.97 x 3.70)

Upvc double glazed gable window, radiator, electric storage heater.



House Bathroom:

8'2" x 7'0" (2.48 x 2.13)

With 3-piece coloured bathroom suite comprising bath, pedestal wash hand basin, WC, electric storage heater, airing space, upvc double glazed window, cylinder/airing cupboard with factory insulated cylinder.



OUTSIDE:

Unrestricted parking to the front of the property, side driveway with parking for several vehicles, detached garage 18'7" x 15'3" (5.66 x 4.64) with up/over door, stone faced under tiled roof, with power and light.

Well maintained level gardens with walled/fenced boundaries, lawn, shrubs, patio area, pedestrian access around for adjoining properties.



**AGE:**

Approximately 1870.

Directions:

Leave the Bentham office and turn down Station Road, go straight down and over the river Bridge, carry straight on and Summer Hill is on the right-hand side, No. 12 is the last on the row. A for-sale board is erected.

**Tenure:**

Freehold with vacant possession on completion.

Services:

Mains electric, water, drainage services are connected to the property.
Broadband is not 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 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'



EPC & Floorplan to follow: -



www.tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

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King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

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