



HAYBERS VIEW, HIGH BENTHAM

£479,950





HAYBERS VIEW, LOW BENTHAM ROAD, HIGH BENTHAM, LA2 7BN

Substantial 3 bedroomed stone-faced detached bungalow style property, located in a superb, elevated position on the edge of High Bentham standing within manageable grounds with ample off-street parking for several vehicles.

The property was constructed by a reputable local builder architecturally designed completed in 2009 with the benefit outstanding views to both the front and rear.

Specifically designed with level accommodation with ground floor to all principal rooms including ramp access to the front, wide entrance hall with open lounge/dining room off, large kitchen, with modern units and appliances, two double bedrooms both with ensuites, house bathroom and study/third bedroom, lift to the lower ground floor and first floor.

Lower ground floor large double garage with automatically operated door, large utility room, WC.

First floor, hobbies room with Velux roof lights.

Upvc double glazed windows throughout, gas fired central heating, with under floor heating, additional Solar thermal hot water.

Accommodation in total over 2400 square foot, 228 meters square (including garage).

Good sized family home, in immaculate condition ready for immediate occupation with no onward chain.

Well worthy of internal inspection to appreciate the layout and design and quality finishes etc and its position.

High Bentham is a popular market town with all local amenities, situated within the popular Bowland Area of Outstanding Natural Beauty on the edge of the Yorkshire Dales National Park.

The town has amenities including independent shops, cafes, pubs, churches, recreational facilities, and an active community, plus transport links via the railway station to Lancaster, Skipton, Leeds, and bus connections.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Lounge/Dining Room, Kitchen, House Bathroom, 2 Bedrooms both Ensuite, Study/Bedroom 3.

Lower Ground Floor:

Double Garage, Utility Room, WC, Garden Store.

First Floor:

Attic Room.

Outside

Private Driveway Parking/Turning Area, Landscaped Mature Gardens, Patio Areas.



ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

5'9" x 17'6" (1.75 x 5.33) Plus 10'2" x 4'0" (3.09 x 1.21)

Covered entrance with ramp access, part glazed upvc external entrance door, L-shaped hallway with access to principal rooms, lift, recessed spotlights, coved ceiling, cloaks cupboard, double doored with under floor heating controls, loft access with ladder to attic/hobbies room.



Lounge/Dining Room:

18'4" x 28'0" (5.61 x 8.54) excluding space for lift.

Very spacious light room, upvc double glazed double doors with glazed side panels to the front with access to balcony with superb views, upvc double glazed sliding doors to the rear, two upvc double glazed gable windows, flame effect gas fire within feature marble fireplace on hearth, coved ceiling, recessed spotlights.



Kitchen:

19'11" x 12'3" (6.08 x 3.73)

Extensive range of modern kitchen base units with complementary worksurfaces, 1 ½ bowl sink with mixer taps, built in AEG electric oven, AEG electric hob, extractor hood, AEG dishwasher, space for fridge/freezer, wall units, two upvc double glazed windows with rear views, half glazed side external entrance door, Kardean flooring.





Bedroom 1:

13'11" x 13'6" (4.23 x 4.11)

Large double bedroom with upvc double glazed window with views, range of built in bedroom furniture comprising wardrobes, draws, bedside/over bed cupboards, recessed spotlights.



Ensuite Wet Room:

5'7" x 7'8" (1.70 x 2.33)

Shower area with floor drain, shower over off the system, vanity wash hand basin, WC with hidden cistern, heated towel rail, upvc double glazed window, tiled walls, and tiled floor.



Bedroom 2: Rear

11'4" x 9'9" (3.45 x 2.96)

Double bedroom with upvc double glazed window, recessed spotlights.

Ensuite Shower Room:

5'7" x 5'5" (1.70 x 1.65)

Shower enclosure with shower off the system, low flush WC, wall mounted wash hand basin, upvc double glazed window, tiled walls, tiled floor, heated towel rail.





Bedroom 3/Study:

11'3" x 7'11" (3.44 x 2.41)

Range of office furniture comprising desk/work station, cabinets and wall cupboards, upvc double glazed window.

House Bathroom:

6'0" x 7'3" (1.82 x 2.21)

Three-piece white bathroom suite comprising bath with shower over off the system, vanity wash hand basin, WC with hidden cistern, tiled walls, tiled floor, heated towel rail, recessed spotlights, daylight tube in the ceiling.



LOWER GROUND FLOOR:

Garage:

18'6" x 22'7" (5.63 x 6.88)

Large double garage with automatically operated door, radiator, upvc double glazed gable window.





Utility Room:

13'1" x 10'9" (3.98 x 3.27)

Solid rear external entrance door, Base unit with stainless steel sink with mixer taps, radiator, two upvc double glazed windows, access to loft.



WC:

4'11" x 4'10" (1.49 x 1.47)

With WC, wash hand basin, radiator.

FIRST FLOOR:

Attic/Hobbies Room:

27'11" x 12'3" (8.50 x 3.73)

Fantastic space with lift access, three Velux roof lights, eaves storage to both sides, two radiators, gas fired central heating boiler, hot water cylinder.



OUTSIDE:

Access off Low Bentham Road, to tarmacked parking/turning area for several vehicles, ramped access to the front door plus balcony, landscaped gardens and patio, side access to both sides of the property, side driveway with additional parking to the rear, raised beds, rear patio, covered area for bins, stone garden store and outside tap.



AGE:

Constructed in 2009.

Broadband:

Is connected but not in use.

Directions:

Leave the Bentham Office down Main Street, approximately half a mile, Haybers View is on the 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, plus solar panels.



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:

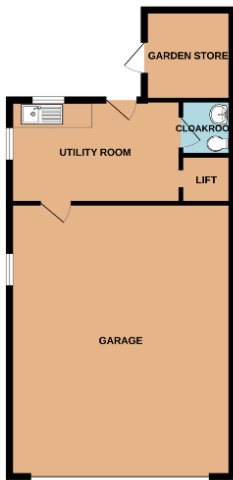
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'E'

Haybers View Low Bentham Road Bentham LANCASTER LA2 7BN		Energy rating C	
Valid until 9 May 2033		Certificate number 9600-3026-7205-7507-6204	
Property type		Detached house	
Total floor area		223 square metres	



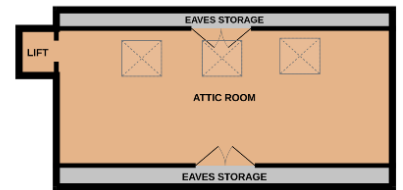
LOWER GROUND FLOOR
633 sq.ft. (58.3 sq.m.) approx.



GROUND FLOOR
1304 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 2351 sq.ft. (218.5 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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