



66 GOODENBER ROAD, HIGH BENTHAM
£195,000



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66 GOODENBER ROAD, HIGH BENTHAM, LANCASTER, LA2 7JE

Well presented, 3 bedroomed semi-detached house, located in a convenient position on Goodenber Road, approximately ½ a mile from the centre of town.

Standing within large, tended gardens with ample off-street parking, detached double garage and workshop/shed.

Upvc double glazed windows and gas fired central heating are installed.

Spacious accommodation laid over two floors with good sized lounge, dining room, kitchen and entrance hall to the ground floor. Two double bedrooms, single bedroom, landing and refurbished shower room to the first floor.

Ideal family home, well worthy of internal and external inspection to fully appreciate the size, condition, and outside space.

Bentham is a popular market town set amid stunning countryside, with all local amenities such as independent shops, primary school, church, doctors, plus railway station with links to Settle, Skipton, Leeds and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Lounge, Dining Room, Kitchen.

First Floor:

Landing, 3 Bedrooms, Shower Room.

Outside:

Forecourt Parking to the Front, Side Driveway, Detached Garage, Rear Gardens.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hallway:

6'8" x 10'10" (2.03 x 3.30)

Upvc external entrance door, staircase to the first floor, radiator, upvc double glazed side window, meter cupboard.

Lounge:

11'0" x 14'7" (3.35 x 4.44)

Good sized room, upvc double glazed window, open fire grate within feature slate fireplace, flagged hearth, coved ceiling, radiators, arch to dining room.





Dining Room:

8'11" x 9'5" (2.71 x 2.87)

Upvc double glazed double door with access to the rear garden, coved ceiling, radiator.



Kitchen:

10'3" x 12'7" (3.12 x 3.83)

Range of modern kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, electric built in oven, electric hob, extraction hood, plumbing for washer, upvc double glazed window, upvc part glazed side external entrance door, understairs store cupboard, gas fired central heating boiler, radiator, upvc double glazed side window.



FIRST FLOOR:

Landing:

6'8" x 7'6" (2.03 x 2.28)

Access to 3 bedrooms, shower room and loft access.



Bedroom 1:

12'3" x 11'2" (3.73 x 3.40) plus recess

To the front, double bedroom, upvc double glazed window, radiator.



Bedroom 2:

9'0" x 12'8" (2.74 x 3.86) plus recess

To the rear, double bedroom, upvc double glazed window, radiator, cupboard.



Bedroom 3:

9'4" x 8'0" (2.84 x 2.43)

Single bedroom, upvc double glazed window, radiator, bulkhead cupboard.





Shower Room:

5'7" x 8'9" (1.70 x 2.66)

Shower enclosure with electric shower over, pedestal wash hand basin, low flush WC, upvc double glazed window, radiator, tiled walls, tiled flooring.



OUTSIDE:

Front:

Forecourt area with parking space for several vehicles, side driveway.



Rear:

Large well-tended gardens, mature shrubs, patio area, greenhouse, lawn, pond, raised beds.



Detached Garage:

14'10" x 20'0" (4.52 x 6.09)

With up and over door, power, light.

**Shed/Workshop:**

8'0" x 19'0" (2.43 x 5.79)

Split in two.

**AGE:**

Approximately 1950.

Directions:

Leave the Bentham office down the Main Street, take the next turning on the right onto Goodenber Road, and number 66 is near the top, on the right-hand side.

Tenure:

Freehold with vacant possession on completion.

Services:

All mains' services are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available from Three providers.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that the risk of water level is very low, river and sea yearly chance of flooding is very low and ground water flooding is very low in this area.

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:

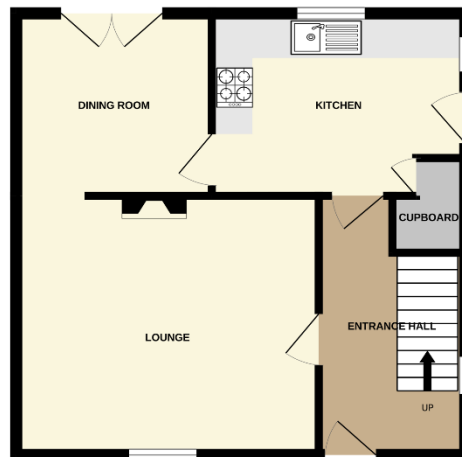
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'C'

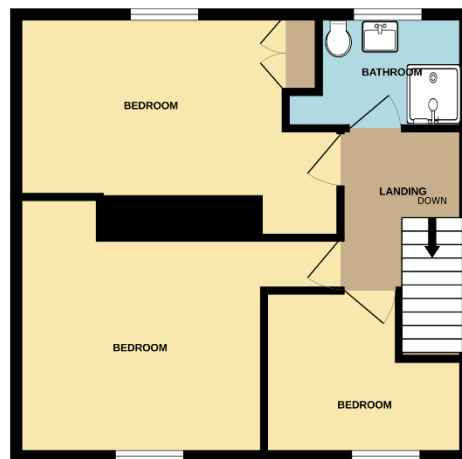
66 Goodenber Road Bentham LANCASTER LA2 7JE		Energy rating D
Valid until 6 July 2035	Certificate number 0350-2174-3530-2405-3211	
Property type	Semi-detached house	
Total floor area	87 square metres	



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.7 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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