



19 BUTTERBERGH, HIGH BENTHAM

£285,000





19 BUTTERBERGH, HIGH BENTHAM, LANCASTER, LA2 7FG

Well-presented three bedroomed semi-detached house located in a superb, elevated position at the top of a small cul-de-sac.

Spacious well-planned accommodation laid over two floors with upvc double glazed windows and gas fired central heating.

Good sized family home with large lounge with feature fireplace, open plan dining kitchen with range of modern kitchen units and appliances, cloakroom/WC to the ground floor.
First floor 3 large double bedrooms plus house bathroom and L-shaped landing.
Off street parking and attached garage and gardens.

Well worthy of internal and external inspection to fully appreciate the size, layout, and position with views at the front.

Butterbergh is a popular residential area constructed in approximately 2005 and is situated on the edge of Bentham approximately a quarter of a mile from the town centre.

High Bentham is a busy popular Market Town set amid scenic countryside at the edge of the Forest of Bowland Area of Outstanding Beauty.

The town has local amenities including independent shops, cafes, pubs, recreational facilities, doctors' surgery, primary school, church, and railway station with links to Skipton, Leeds, and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, WC/Cloakroom, Lounge, Dining Room, Kitchen.

First Floor:

Landing, 3 Bedrooms, House Bathroom.

Outside

Attached Garage, Fore garden, Driveway, Parking, Enclosed Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

7'8" max x 16'3" (2.33 x 4.95)

Covered entrance with part glazed upvc external door, feature staircase to the first floor, radiator, coved ceiling, under stairs store cupboard, access to the lounge and dining kitchen.

Cloakroom/WC:

3'5" x 5'4" (1.04 x 1.62)

WC, pedestal wash hand basin, tiled to dado, radiator, upvc double glazed window.





Lounge:

14'3" x 15'10" (4.34 x 4.82)

Good sized square room, upvc double glazed mullioned window, glazed double doors to the dining kitchen, radiator, gas fire in stone surround and hearth.



Kitchen/Dining:

22.5' x 11'6" (6.83 x 3.51)

Large through room with range of modern base units with complementary worksurfaces, wall units, integral appliances including Hotpoint electric oven, Hotpoint induction hob, extractor hood, dishwasher, 1 ½ bowl stainless steel sink with mixer taps, plumbing for washing machine, breakfast bar, 2 upvc double glazed windows, art glazed upvc external entrance door, space for table, radiator.





FIRST FLOOR:

Landing:

3'6" x 14'2" (1.06 x 4.31)

Access to 3 bedrooms and bathroom, bulkhead store cupboard housing gas fired combination boiler, upvc double glazed gable window, loft access with part boarded loft space, coved ceiling, radiator.



Bedroom 1:

12'0" x 14'10" (3.65 x 4.52) to face of wardrobes.

Double bedroom, upvc double glazed window, radiator, range of built in wardrobes, coved ceiling.



Bedroom 2:

11'6" x 10'11" (3.50 x 3.32)

Double bedroom, upvc double glazed mullioned window, radiator, coved ceiling.



Bedroom 3:

11'0" x 12'3" (3.35 x 3.73)

Double bedroom, upvc double glazed mullioned window, radiator, coved ceiling.



House Bathroom:

7'2" x 6'4" (2.18 x 1.93)

3-piece white bathroom suite comprising bath with shower over off the system, WC, pedestal wash hand basin, upvc double glazed window, tiled walls, coved ceiling, radiator.



OUTSIDE:

Attached single garage 18'1" x 9'0" (5.51 x 2.74) with up and over door, power/light, rear entrance door, driveway/parking, fore garden.



AGE:

Approx 2005

Directions:

Leave the Bentham office up the Main Street onto Mount Pleasant, go left onto Lairgill/Butts Lane and proceed onto Butterbergh, number 19 is at the top of the cul-de-sac 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.

Internet/Mobile Coverage:

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

Flooding:

[Check for flooding in England - GOV.UK](#) shows that there is a very low chance of flooding.

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low	Low	Medium	High
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Yearly chance of flooding between 2040 and 2060

Very low	Low	Medium	High
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**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:

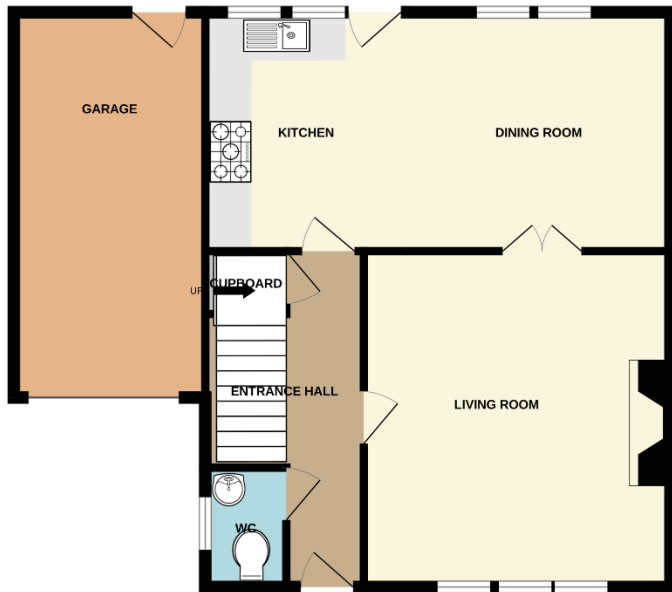
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'D'

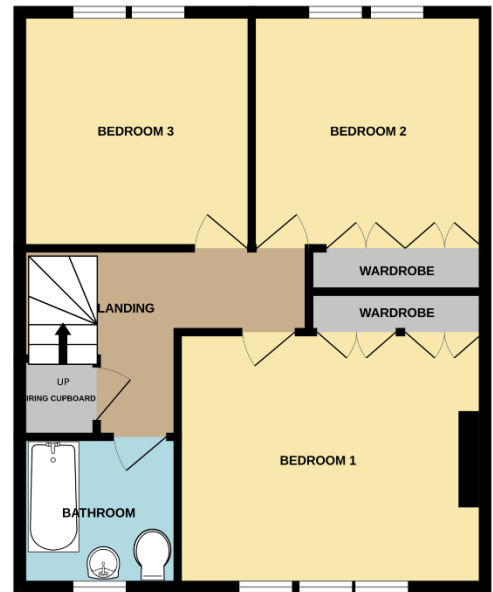
EPC to follow.



GROUND FLOOR



1ST FLOOR



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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