



20 Millers Ford, Low Bentham, LA2 7BF
Price Guide £235,000

Well-presented modern 3 bed end terrace, quietly situated on the sought after Millers Ford development in Low Bentham. With off-road parking for 2 vehicles and pleasant low maintenance garden, this stylish property will appeal to couples and families looking for a permanent home in a secure location, whilst being equally suitable as a second home or letting investment with easy access to the Yorkshire Dales, Forest of Bowland, Lake District and coast at Morecambe Bay. Available with no chain, viewing is highly recommended.

20 Millers Ford



Offering secure "lock up and leave" options for buyers seeking a private holiday home or let investment, 20 Millers Ford has most recently been a successful residential let. With easy access to the excellent primary school at High Bentham and falling within the catchment for highly regarded secondary education at both Settle College and QES, Kirkby Lonsdale, it is also ideal as a family home.

The ground floor accommodation briefly comprises: entrance hall; modern fitted kitchen; ground floor cloakroom and spacious living room with garden outlook. On the first floor, a landing provides access to the 3 bedrooms and the house bathroom. The main bedroom has an en-suite; bedroom 2 is a double and the third a good single or ideal home study. The property has fresh neutral décor throughout.

Outside and to the front aspect, 20 Millers Ford has parking for 2 vehicles. The pleasant gardens to the rear are low maintenance with a useful timber shed.

Low Bentham Location

Low Bentham is a charming village and a great base for holidays, with a huge range of opportunities for days out exploring the Yorkshire Dales, Forest of Bowland, Lake District and coast at Morecambe Bay. The village has two popular pubs and the market town of High Bentham is just over a mile away, providing a good range of amenities, including: grocery stores, Post Office, Barclays Bank, butchers, ironmongers, pubs and takeaway establishments. The town has

a GP Surgery, pharmacy, highly regarded primary school and train station on the Leeds/Lancaster line.

The nearby market towns of Settle and Kirkby Lonsdale provide excellent secondary education at Settle College and QES, respectively. The A65 enables easy access to Kendal and Skipton. Lancaster and the M6 are around 25 minutes by car.

Property Information

Freehold property. Council Tax Band C. All mains services with gas central heating. Double glazed throughout.

Ground Floor

Hall



External front door. Carpeted stairs rising to first floor with UPVC double glazed window to the front aspect. Karndean flooring to hall. Radiator. Access to cloakroom, living room and kitchen.

Kitchen 12'6" x 6'10" (3.82m x 2.08m)



Modern fitted kitchen with UPVC double glazed window to the front aspect. Range of wall and base mounted units. Stainless steel sink and drainer. Integral oven and hob with extractor over. Integrated fridge freezer. Integral dishwasher and washing machine. Karndean flooring. Radiator.

Living Room 15'11" x 17'1" (4.84m x 5.21m)



Spacious living room with UPVC double glazed windows to the rear and side aspects; and UPVC double glazed French Doors to the garden. Electric feature fire. Carpet. 2 radiators.

WC



Ground floor cloakroom with WC and wash hand basin. Storage cupboard. Extractor. Karndean flooring. Heated towel rail.

First Floor

Landing



Landing with UPVC double glazed window to the side aspect. Loft access. Airing cupboard housing gas central heating combi- boiler. Carpet. Radiator. Access to bedrooms and house bathroom.

Bedroom 1 12'6" x 12'6" (3.82m x 3.82m)



Good-sized double bedroom with 2 UPVC double glazed windows to the front aspect. Carpet. Radiator. Access to en-suite.

En-suite



En-suite with shower, wash hand basin and WC. Extractor. Karndean flooring. Radiator.

Bedroom 2 12'2" x 8'11" (3.71m x 2.72m)



Smaller double bedroom with UPVC double glazed window to the rear aspect. Carpet. Radiator.

Bathroom 6'8" x 5'8" (2.04m x 1.73m)



House bathroom with suite comprising bath with shower over, wash hand basin and WC. Extractor. Karndean flooring. Radiator.

Bedroom 3 9'2" x 7'10" (2.80m x 2.40m)



Good-sized single bedroom or ideal home study with UPVC double glazed window to the rear aspect. Carpet. Radiator.

Outside



Parking



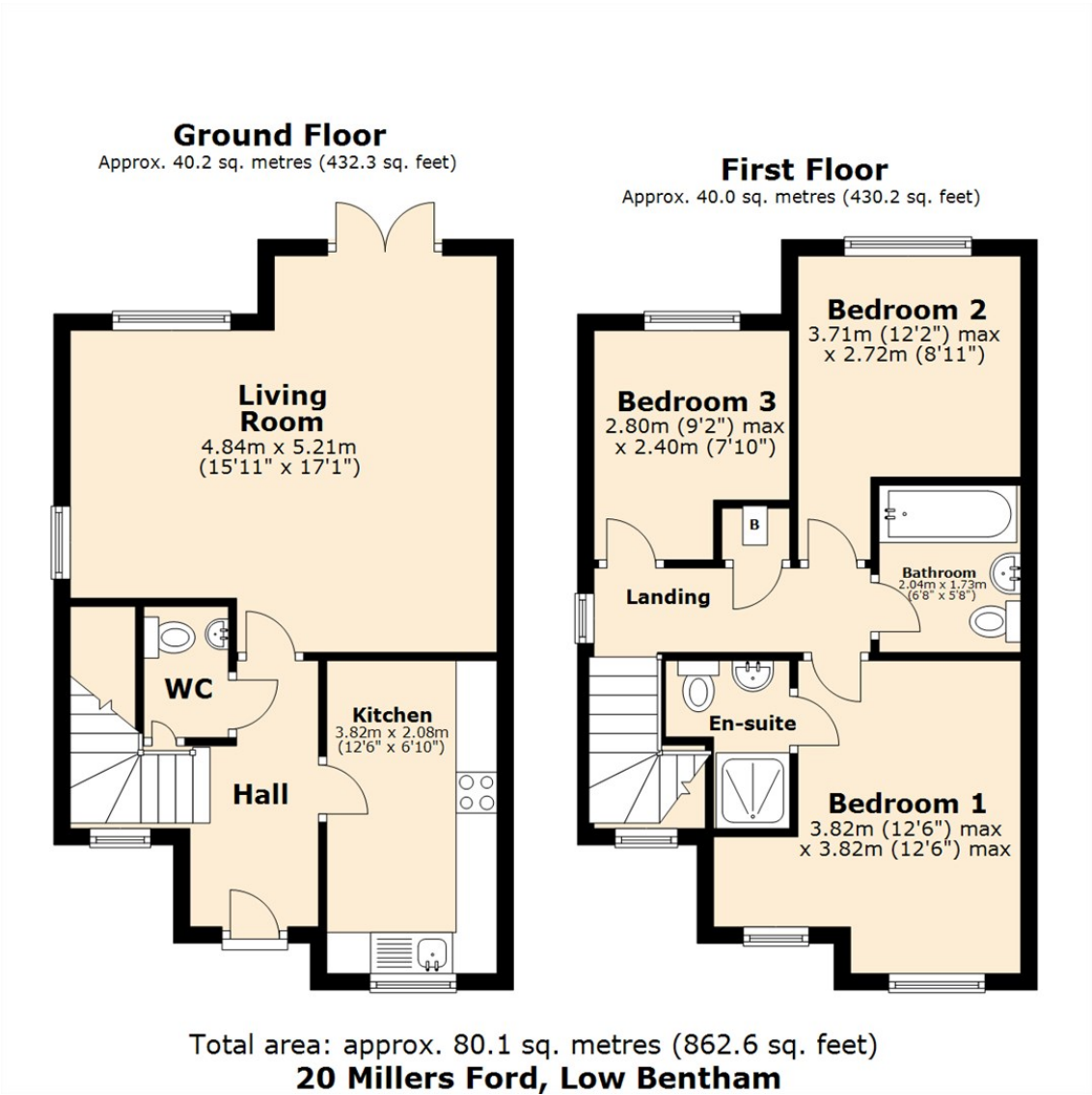
Parking for 2 vehicles to the front aspect. Established beds and gated access to the rear.

Garden



Pleasant low maintenance rear garden with raised seating area. Timber shed and external tap to the side aspect.

Floor Plan



Area Map



Energy Efficiency Graph

