FISHER HOPPER
ESTATE AGENTS

43 Main Street, Bentham,
Lancaster, North Yorkshire, LA2 7HJ
015242 62044
property@fisherhopper.com
www.fisherhopper.com

4 The Sidings, Low Bentham, LA2 7BH
Offers In The Region Of £250,000

Superb value with this modern and well presented 3 bedroom semi-detached property, in the popular village of Low Bentham - just over a mile away from an excellent range of amenities in the market town of High Bentham.

Benefitting from an en-suite to bedroom 1, conservatory, pleasant garden and detached garage, 4 The Sidings will appeal to couples and families alike. There is a primary school in High Bentham and the property falls within the catchment for excellent secondary education at both Settle College and QES, Kirkby Lonsdale.

Available with no chain, early viewing is advised.

4 The Sidings

On the ground floor, the accommodation briefly comprises: spacious entrance hall; good-sized dual aspect living room; generous family kitchen/diner; conservatory overlooking the garden and a ground floor cloakroom.

On the first floor, the landing provides access to the 3 bedrooms and house bathroom. Bedroom 1 is a spacious double with en-suite. Bedroom 2 is also a good-sized double with dual aspect, and bedroom 3 a single - currently used as an office.

Outside, the property has a pleasant garden laid to lawn with decking area. The detached garage has an electronic remote activated shutter door for vehicular access, plus pedestrian access from the garden.

Low Bentham Location

Low Bentham is located on the western edge of North Yorkshire, close to Lancashire and Cumbria. The stunning Yorkshire Dales National Park is close by, along with the Forest of Bowland - an area of Outstanding Natural Beauty. Both the Lake District and Morecambe Bay can also be easily reached for great day trips. The village has a pub and is just over a mile from a good range of facilities in High Bentham including, shops, pubs, takeaways, bank, post office, primary school and surgery. The town has a train station on the Leeds/Lancaster line. Excellent secondary school options are available at Settle College and QES, Kirkby Lonsdale.

Property Information

Tenure: freehold. Council Tax Band D. All mains services with gas central heating. Fully double glazed.

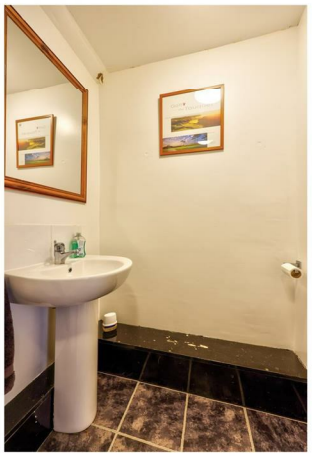
Hall

Generous entrance hall with ample space for coats and boots. External door to the side aspect. Access to living room, cloakroom and kitchen/diner. Timber flooring. Carpeted stairs with balustrade. Radiator.

Living Room 15'1" x 12'0" (4.59m x 3.67m)

Good-sized dual aspect living room with bay window to the garden aspect. Timber flooring. Radiator.

Cloakroom



Ground floor cloakroom with WC and wash hand basin. Extractor. Tiled flooring.

Kitchen/Diner 10'1" x 19'7" (3.07m x 5.98m)

Generous family kitchen/diner with window and external door to the side aspect with access to the garden.

Kitchen area with range of wall and base mounted units with complimentary worktops. Stainless steel sink and drainer. Integral cooker with gas hob and extractor over. Plumbing for washing machine. Gas central heating boiler.

Dining area with space for a family table and fridge-freezer.

Tiled flooring. Radiator. Glazed French doors to the conservatory.

Conservatory 8'6" x 9'2" (2.59m x 2.79m)

Conservatory with external door to the garden. Tiled flooring. Electric heater.

Landing

First floor landing providing access to bedrooms and house bathroom, plus loft via pull-down ladder. Carpet.

Bedroom 1 12'8" x 13'1" (3.87m x 4.00m)

Generous main double bedroom with window to the front aspect. Ample space for freestanding wardrobes. Carpet. Radiator. Access to en-suite.

En-suite

Contemporary en-suite shower room with window to the side aspect. Shower, vanity unit with wash hand basin and WC. Extractor. Tiled flooring. Heated towel rail.

Bedroom 2 12'6" x 9'4" (3.82m x 2.84m)

Another good-sized double bedroom with dual aspect to the front and side. Recess for freestanding wardrobe. Carpet. Radiator.

Bedroom 3 9'1" x 9'11" (2.77m x 3.03m)

Single bedroom with window to the side aspect. Currently used as a home office. Storage recess. Carpet. Radiator.

Bathroom 7'0" x 6'1" (2.13m x 1.85m)

Modern house bathroom with bath with shower over, wash hand basin and WC. Extractor. Tiled flooring. Heated towel rail.

Outside

Pleasant garden with lawn and decking seating area.

Garage

Detached solid construction garage with electronic remote activated shutter door, plus pedestrian access from garden.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure.

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

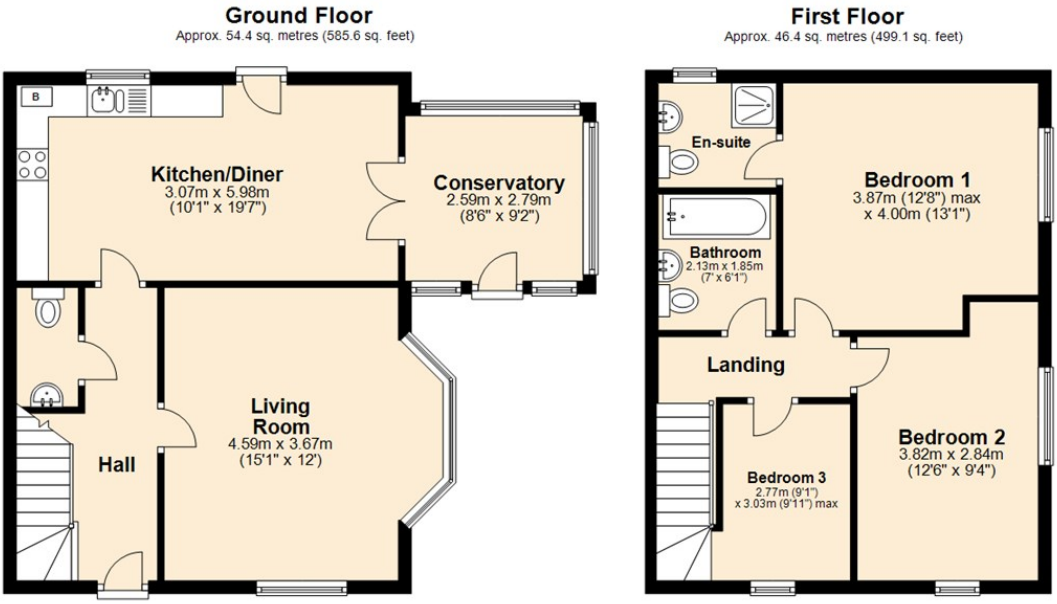
Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

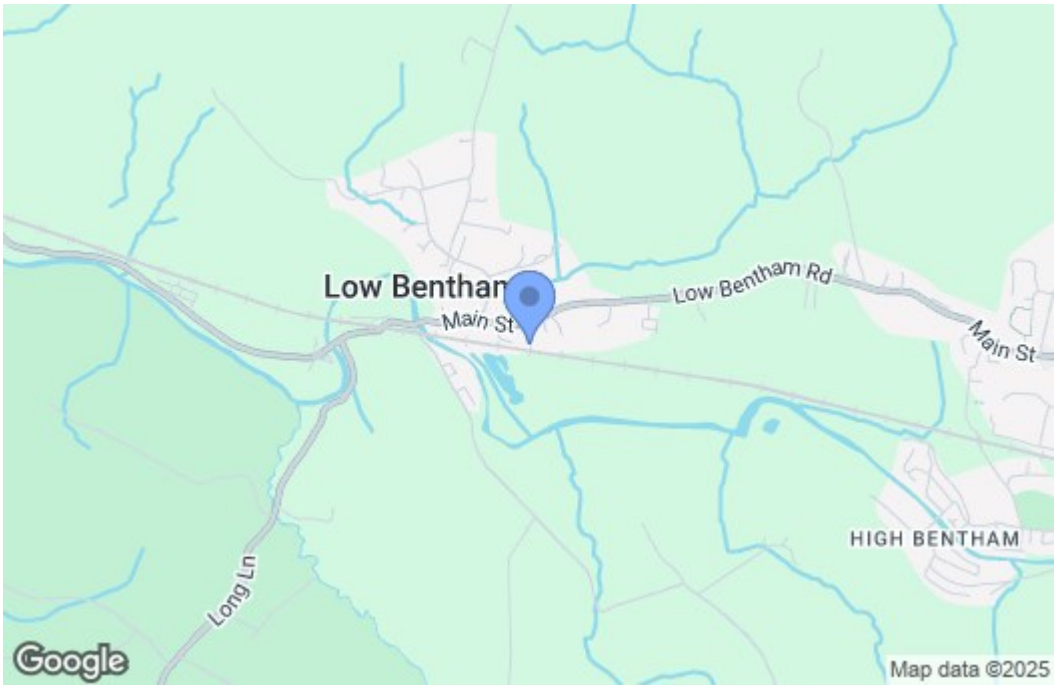
Floor Plan



Total area: approx. 100.8 sq. metres (1084.7 sq. feet)

4 The Sidings, Low Bentham

Area Map



Energy Efficiency Graph