



28 Springfield Terrace, Bentham, LA2 7BB **Offers In The Region Of £245,000**

A Victorian mid-terrace three-story family home on edge of High Bentham, boasting original character and charm with 4 double bedrooms, kitchen, two reception rooms and garage. Offering an opportunity to create a superb family home.

28 Springfield Terrace



Situated on the outskirts of High Bentham, 28 Springfield Terrace is a charming three-story mid-terrace Victorian property. Seamlessly blending original features with modern comforts, this property offers an inviting space for family life.

Step inside to discover two inviting reception rooms enjoying plenty of natural light, seamlessly flowing into a well-appointed kitchen on the ground floor. continuing on the first floor there are three generously sized double bedrooms. Additionally, there is a fourth double bedroom on the top floor, complete with its own en-suite shower room.

Outside, you'll find both front and rear yards, and a garage which adds further convenience, offering secure parking or additional storage space.

High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding

Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

Property Information

Freehold. Council tax band C. All mains services.

Ground Floor

Vestibule

Fitted carpet, internal door to entrance hall.

Entrance Hall



Fitted carpet, radiator, stairs to first floor.

Sitting Room



Fitted carpet, radiator, fireplace with multi fuel stove, ceiling corning and ceiling rose, double glazed bay window.

Dining Room



Fitted carpet, radiator, fireplace with stone mantle piece with gas fire, double glazed window to rear.

Kitchen



Tiled floor, Shaker style Oak kitchen with range of wall and base units and complimentary worktop, integrated oven, extractor hood, dishwasher, Belfast sink, plumbing for washing machine, understairs cupboard, double glazed window to rear, composite stable door to rear yard.

First Floor

Bedroom One



Double bedroom, fitted carpet, radiator, fitted wardrobes, double glazed window to front aspect.

Bedroom Two



Double bedroom, fitted carpet, plumbing for radiator, double glazed window to rear aspect with views to The Forest of Bowland.

Bedroom Three



Double bedroom, fitted carpet, radiator, double glazed window to rear aspect with views to The Forest of Bowland.

Bathroom



Floorboards, bath, toilet, wash basin, double glazed window to front.

Second Floor

Bedroom Four



Double bedroom, fitted carpet, fitted cupboards, exposed beams, two velux roof windows, en-suite shower room.

En-Suite



Tiled floor, shower cubicle, toilet, wash basin, heated towel rail, extractor.

Outside

Front

Enclosed front yard, stone flagged, wall and gate.

Rear

Enclosed rear yard, stone flagged, wall and gate.

Garage



Detached garage with timber double doors, concrete floor, light and power.

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.

FISHER HOPPER

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FLOOR PLANS

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

Floor Plan

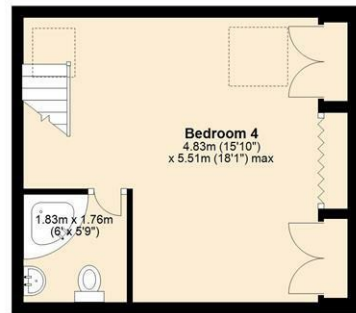
Ground Floor
Approx. 55.0 sq. metres (592.2 sq. feet)



First Floor
Approx. 56.0 sq. metres (602.4 sq. feet)

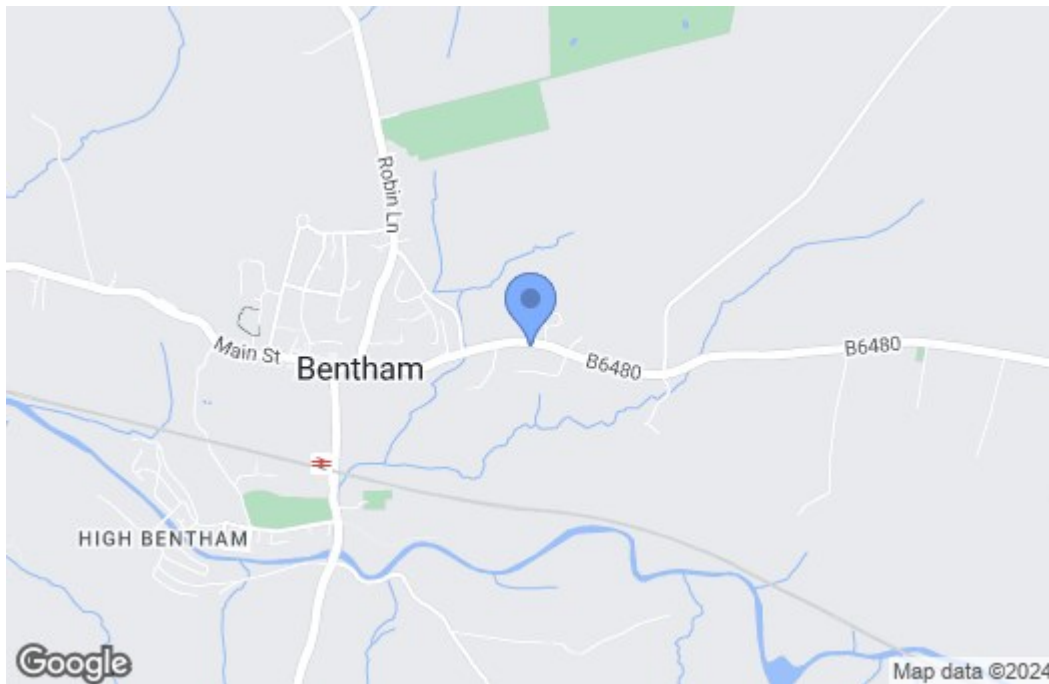


Second Floor
Approx. 26.6 sq. metres (286.3 sq. feet)



Total area: approx. 137.6 sq. metres (1480.8 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

