



Baden House 36A Goodenber Road, Bentham, LA2 7JD
Price Guide £225,000

Impeccably presented Baden House offers a move-in ready family home with a spacious open-plan layout on the ground floor, and three bedrooms, and a family shower room on the first floor, a landscaped garden, and parking for two cars completes the property.

Property Description



Baden House is an immaculately presented, spacious and light family home, ready to move in to and be enjoyed. Upon entry, you're greeted by a hallway leading to a cloakroom and a generously sized open-plan sitting, dining room, and kitchen on the ground floor. On the first floor you will find two sizable double bedrooms, a single room, and a convenient family shower room.

Outside, a small yet meticulously landscaped garden to the front and side aspects with raised beds and mature planting providing a level of privacy, along with off road parking for two cars.

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. EPC Rating B. All mains services. Broadband connection.

Solar system consists of a 3.6 hybrid converter, 4.8 KWH battery storage and 6 panels, average electricity bill is £20.00 pcm of which £15.00 is the standing charge.

Ground Floor

Entrance hall



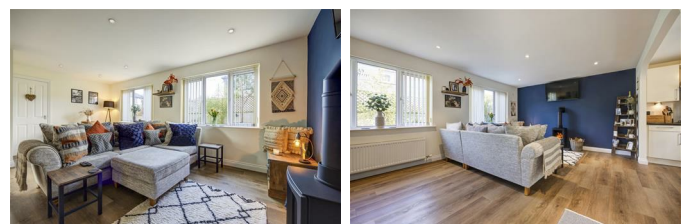
UPVC door leading into entrance hall. Wood effect laminate flooring, door to cloakroom, stairs to first floor.

Cloakroom



Wood effect laminate flooring, radiator, wash basin, toilet, extractor, double glazed window

Open Plan Sitting, Dining Room & Kitchen 18'9" x 12'9" (5.74m x 3.89m)



Wood effect laminate flooring, radiator, two

double glazed windows to side aspect, gas stove, under stairs cupboard.

Kitchen Area 12'1" x 5'8" (3.69m x 1.75m)



Modern kitchen with wood effect laminate flooring, range of wall and base units, sink and drainer, elec oven, gas hob with extractor hood, built in fridge and freezer, plumbing for washing machine, double glazed window to side aspect.

First Floor

Landing 5'0" x 6'5" (1.53m x 1.98m)



Spacious and light landing. Fitted carpet, stairs to ground floor, double glazed window on half landing providing natural light.

Bedroom One 6'6" x 9'3" (2.00m x 2.83m)

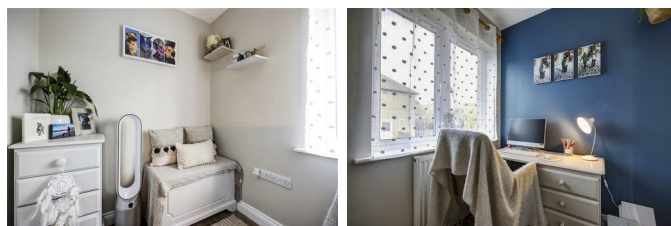
Spacious double room. Fitted carpet, radiator, panelled feature wall, loft access, double glazed window to rear aspect.

Bedroom Two 10'8" x 9'2" (3.26m x 2.81m)



Double bedroom. Fitted carpet, radiator, double glazed window to side aspect.

Bedroom Three 7'5" x 3'10" (2.27m x 1.18m)



Single room. Wood effect laminate flooring, radiator, double glazed window to side aspect,

Shower Room 7'9" x 5'8" (2.38m x 1.75)



Vinyl flooring, walk in shower cubicle and shower screen, toilet, wash basin, extractor fan, double glazed window with textured glass to front aspect.

Outside



Small landscaped area to the front and side of property with flagged patio areas, raised beds with mature planting providing privacy, path to side and back of property, shed and ample parking for one vehicle.

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

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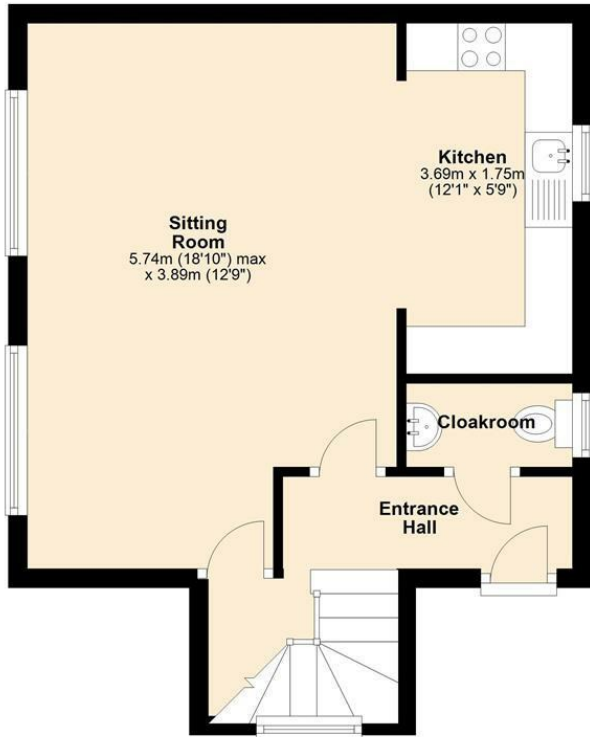
FLOOR PLANS

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

Floor Plan

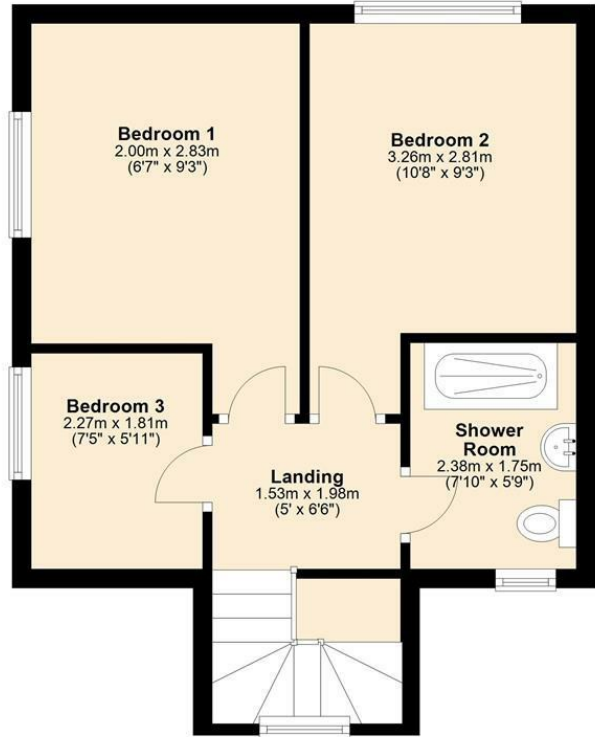
Ground Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



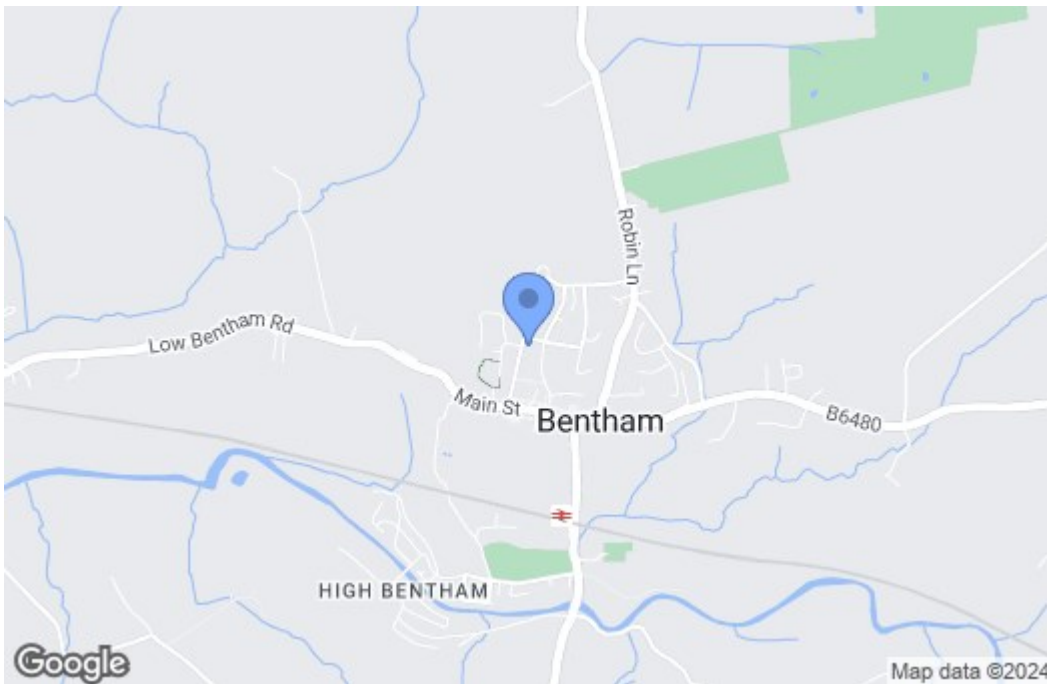
First Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



Total area: approx. 71.3 sq. metres (767.2 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

