



**19 Millers Ford, Low Bentham, LA2 7BF**  
**Price Guide £260,000**

An immaculately presented three bed family home situated in the peaceful setting of Low Bentham. Featuring spacious and light accommodation, enclosed low maintenance patio garden and parking to front of property.



## Property Description

19 Millers Ford offers a beautifully presented family home in a peaceful riverside location within Low Bentham. The property comprises an entrance hall, convenient cloakroom, well-appointed kitchen, and a generously proportioned open-plan sitting and dining area that seamlessly extends to the garden via patio doors. On the first floor are three spacious bedrooms, one of which benefits from an en-suite shower room, along with a family bathroom.

Outside, the front provides ample parking for two cars, while the enclosed low-maintenance rear garden enhances the appeal, making this property an ideal choice for first-time buyers or those seeking a hassle-free second home.

## 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

Freehold  
Council Tax Band C  
EPC TBC  
Broadband connection

## Ground Floor

### Entrance hall



Wood LVT flooring, radiator, stairs to first floor, composite door to front.

### Cloakroom 5'10" x 5'8" (1.79 x 1.74)



Wood LVT flooring, radiator, toilet, wash basin, extractor fan, hanging space for coats, understairs storage space.

### Kitchen 12'6" x 6'10" (3.83 x 2.09)



Wood LVT flooring, radiator, range of wall and base units with complimentary worktop, 1.5 drainer sink, space for fridge / freezer, plumbing for washing machine, integrated dishwasher, electric oven and gas hob with extractor hood.

### Open Plan Sitting & Dining Room 17'0" x 15'8" (5.19 x 4.78)



Wood LVT flooring, two radiators, two double glazed windows to side and rear aspect, UPVC patio doors to enclosed patio.

## First Floor

### Landing

Fitted carpet, radiator, airing cupboard, loft access, double glazed window to side aspect.

**Bedroom One 12'9" x 12'7" (3.91 x 3.84)**



Fitted carpet, radiator, two double glazed windows to front aspect.

**En-Suite Shower Room 7'10" x 5'5" (2.40 x 1.66)**



Vinyl flooring, radiator, shower cubicle, toilet, wash basin, extractor fan.

**Bedroom Two 11'11" x 8'9" (3.65 x 2.68)**



Fitted carpet, radiator, double glazed window to rear aspect.

**Bedroom Three 9'1" x 7'10" (2.77 x 2.41)**



Fitted carpet, radiator, double glazed window to rear aspect.

**Bathroom 6'9" x 5'6" (2.07 x 1.69)**



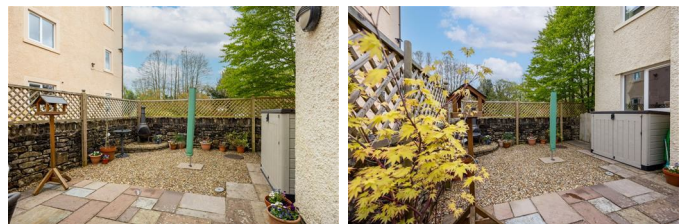
Vinyl flooring, radiator, bath, toilet, wash basin, extractor fan.

**Outside**

**Front**

Brick paved drive, beds with established plants, access to side and rear of property.

**Rear**



Enclosed rear patio garden with flagged patio area, and gravelled area, access to side and front.

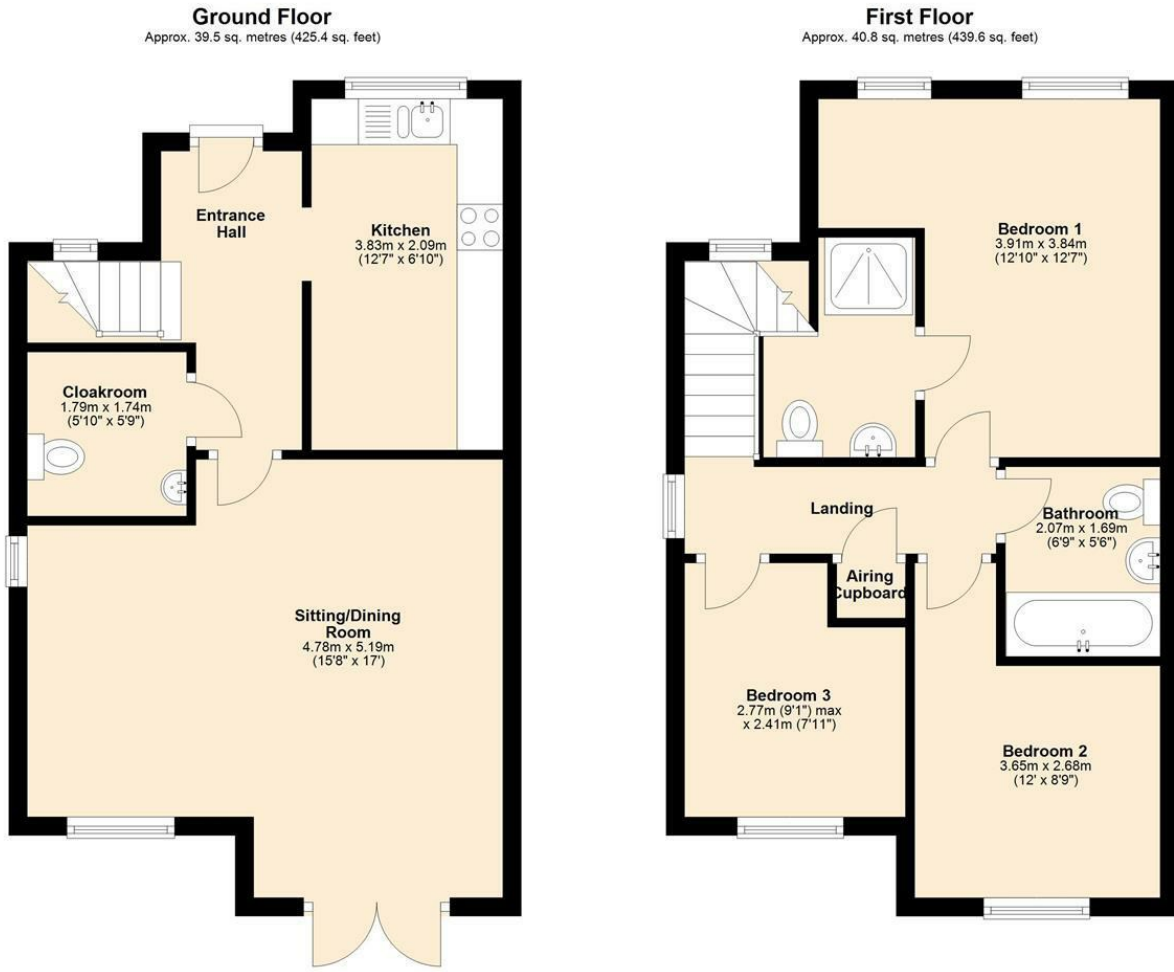
**Parking**



Parking for two cars to front of property.

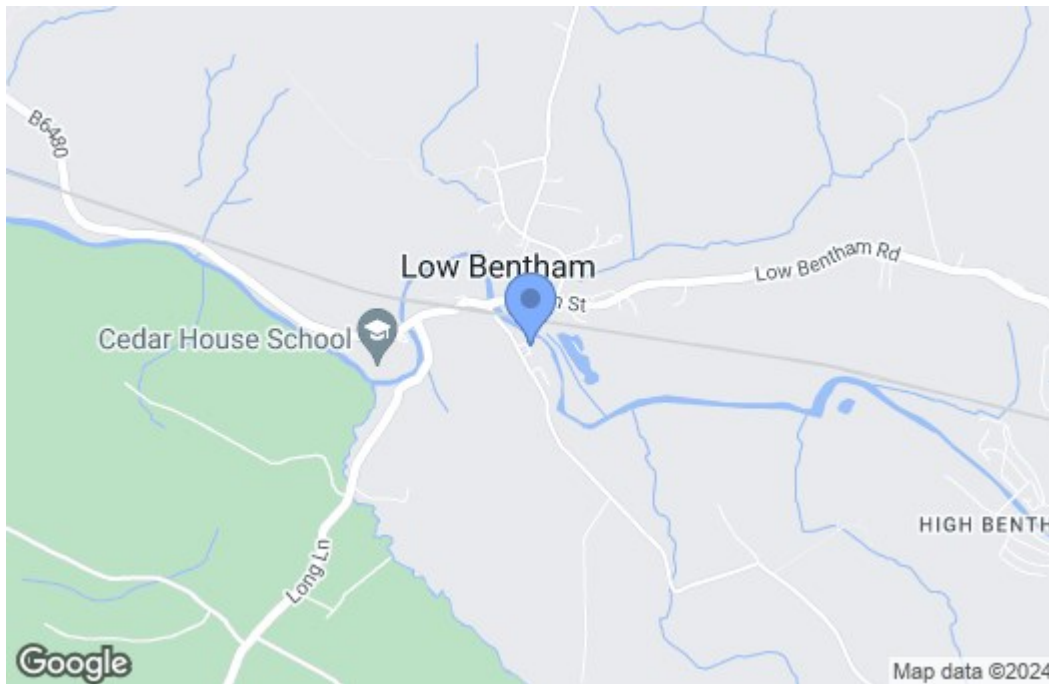


# Floor Plan



Total area: approx. 80.4 sq. metres (865.0 sq. feet)

# Area Map



# Energy Efficiency Graph

