



19 Millers Ford, Low Bentham, LA2 7BF
Price Guide £249,500

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)



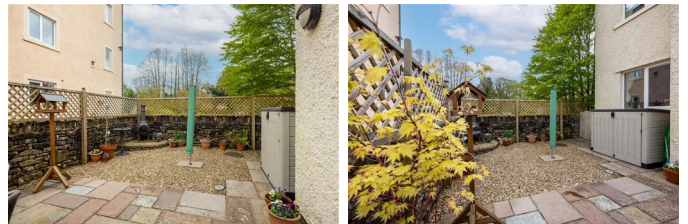
Vinyl flooring, radiator, bath, toilet, wash basin, extractor fan.

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.

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

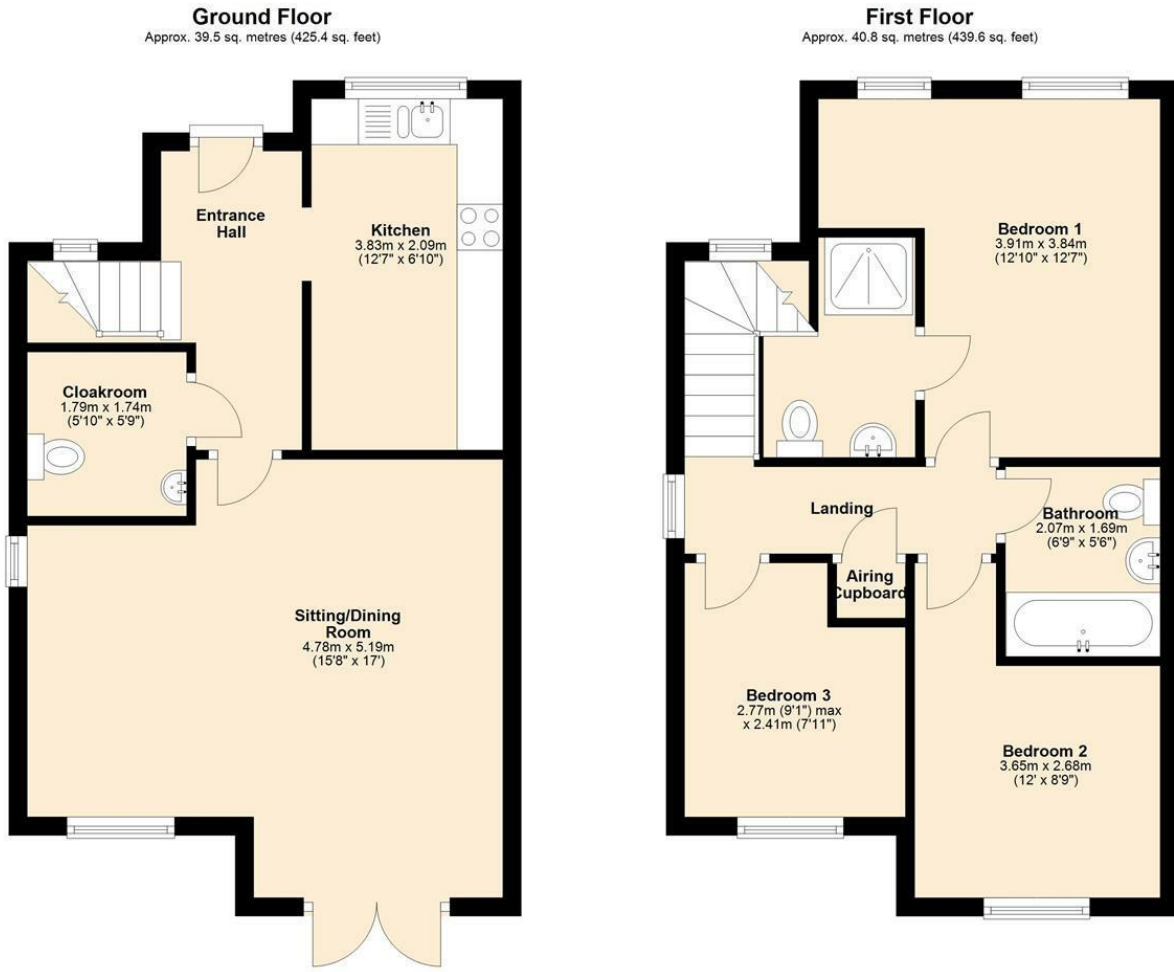
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FLOOR PLANS

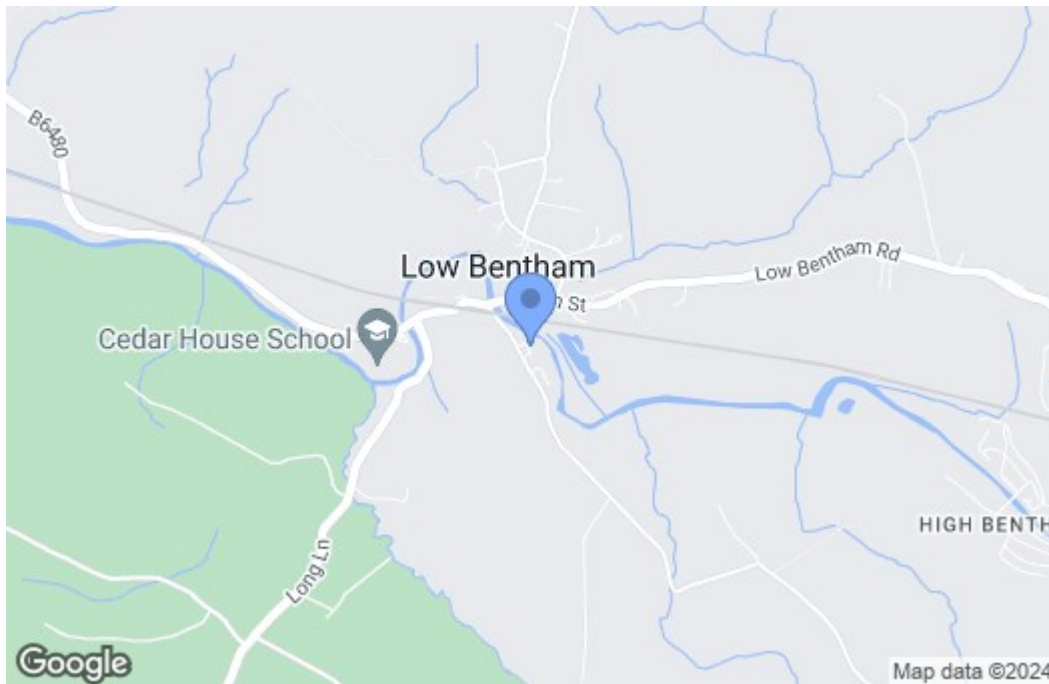
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		76	
(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	

