



11 Hillcroft, Bentham, LA2 7LL
Offers In The Region Of £170,000

A perfect home for young families, featuring a large sitting room, open kitchen/diner, two double bedrooms, a single room, and a family bathroom. Outside, there's a fenced rear garden and parking space for two cars.

Property Description

11 Hillcroft is a spacious and well presented home, ideal for young families starting out on the property ladder, offering a generous size sitting room and open plan kitchen / diner on the ground floor, and two double bedrooms, a single room and family bathroom. Externally is an enclosed rear garden and open area to the front offering parking for at least two cars.

Property Information

Freehold

Council Tax Band B

EPC Rating D

All mains services

Broadband connection

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.

Ground Floor

Entrance Hall

UPVC door to front, stairs to first floor.

Sitting Room



Fitted carpet, Multi-Fuel stove, radiator, double glazed window to front.

Kitchen Diner



Wood laminate flooring, radiator, range of wall and base units, single electric oven, space for fridge / freezer, plumbing for washing machine, double glazed windows to back and side aspects, UPVC door to back.

First Floor

Landing



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

Bedroom One



Fitted carpet, radiator, double glazed window to front.

Bedroom Two



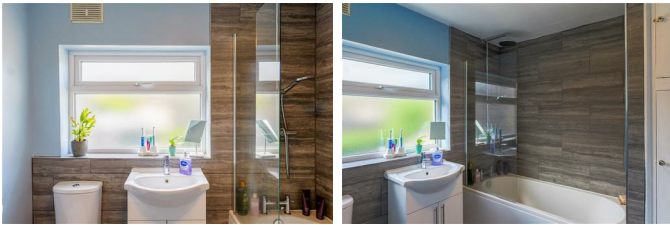
Fitted carpet, radiator, double glazed window to rear.

Bedroom Three



Fitted carpet, fitted cupboard, double glazed window to rear

Bathroom



Vinyl flooring, toilet, wash basin, bath with shower over, airing cupboard, vent, double glazed window with textured glass.

External

Front



Off road parking for 3 cars.

Back



Enclosed back yard.

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 an introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

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

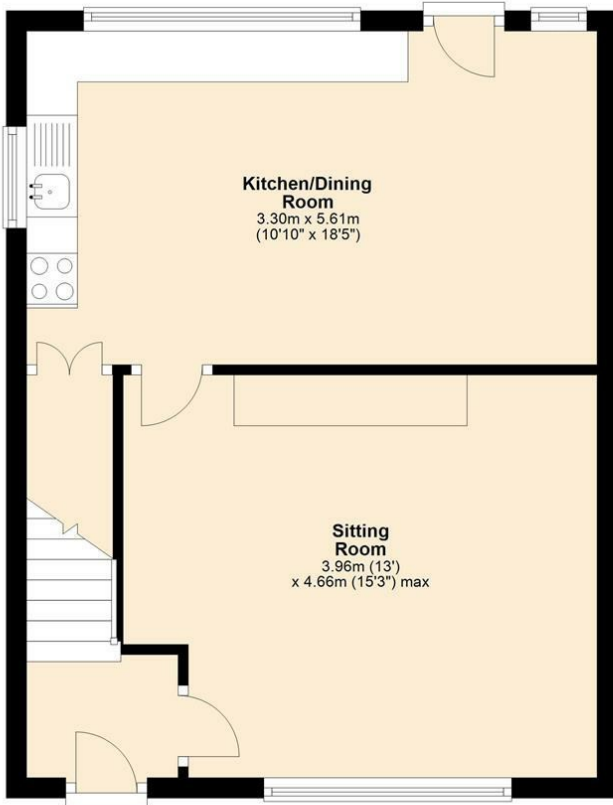
FLOOR PLANS

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

Floor Plan

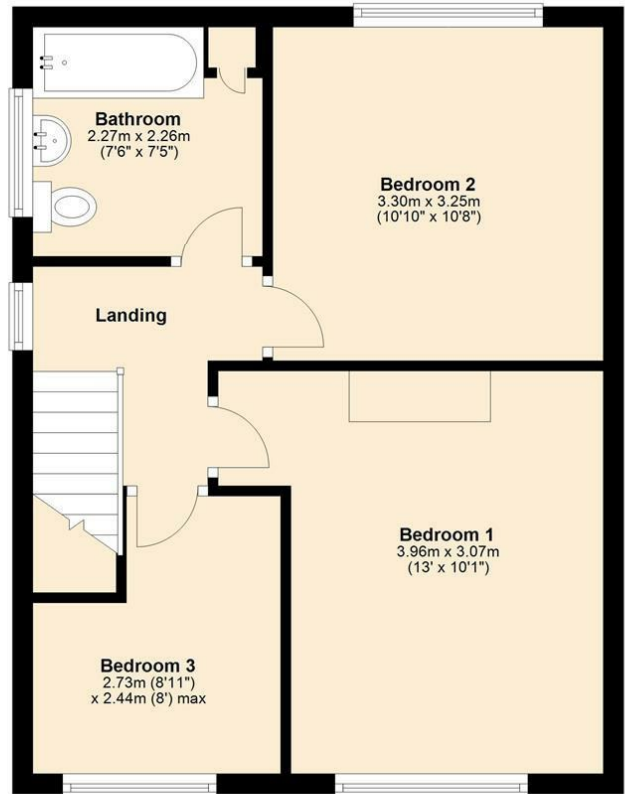
Ground Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



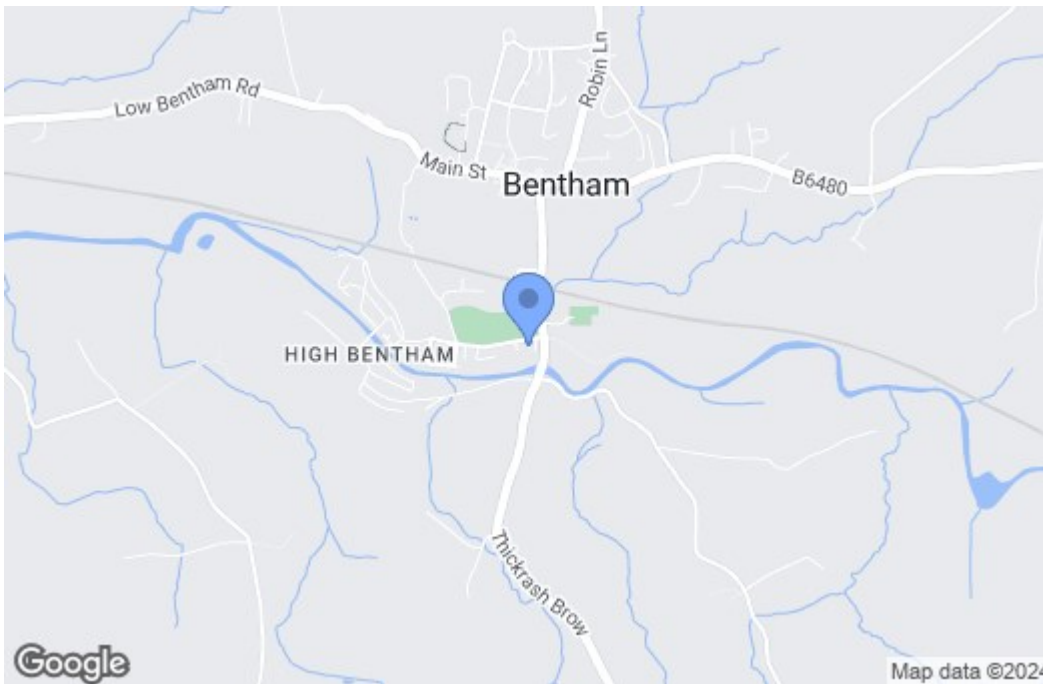
First Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



Total area: approx. 82.6 sq. metres (888.7 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

