



1 Hillside Road, LA2 7EN
Offers In The Region Of £205,000

1 Hillside Road in the charming village of Low Bentham. This exceptional family home features a spacious layout with a large open-plan kitchen and dining area, a bright sitting room, two double bedrooms, a twin room, and a modern family bathroom. The generous garden is perfect for outdoor activities, relaxing and entertaining, and there is ample off-road parking for 2 to 3 cars.

Property Description



Welcome to 1 Hillside Road, located in the charming village of Low Bentham; an exceptional family home offering a spacious layout, a generous garden, and ample off-road parking.

Step inside the lean-to that guides you into a large open-plan kitchen and dining area – perfect for entertaining and family meals. Adjacent to this is a bright and airy sitting room, enjoying plenty of natural day light. The first floor offers ample space for a growing family, boasting two generously sized double bedrooms, a twin room, and a stylishly and modern family bathroom.

Outside, the property continues to impress with a large lawn, perfect for outdoor activities and summer gatherings. With the added benefit of parking space for 2 to 3 cars.

Property Information

Freehold
Council Tax Band B
EPC TBC
All mains services
Broadband connection

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.

Ground Floor - Entrance Hall

Fitted carpet, radiator, stairs to first floor, UPVC door with double glazed panel with textured glass.

Sitting Room



Fitted carpet, radiator, UPVC double glazed window to front aspect, gas fire with tiled surround and mantle piece.

Kitchen Diner



Wood laminate flooring, range of wall and base units, cooker point, plumbing for washing machine and dishwasher, space for fridge and freezer, pantry cupboard, cupboard under stairs, UPVC double glazed window to rear and side aspects, UPVC door with double glazed panel with textured glass.

Porch



Quarry tiled floor, single glazed timber framed door and windows, meter cupboard internal door to kitchen.

First Floor - Landing



Fitted carpet, airing cupboard, loft access, stairs to ground floor.

Bedroom One



Double bed with fitted carpet, radiator, fitted cupboard, UPVC double glazed window to front aspect with views to open countryside beyond the rooftops.

Bedroom Two



Double bed with fitted carpet, radiator, fitted cupboard, UPVC double glazed window to rear aspect.

Bedroom Three



Twin bedroom with fitted carpet, radiator, UPVC double glazed window to front aspect.

Bathroom



Vinyl floor, toilet, wash basin with vanity unit, walk in shower cubicle, heated towel rail, extractor, UPVC double glazed window with textured glass.

Outside - Front



Enclosed and gated drive. Brick paved drive with parking for 2 to 3 cars.

Outside - Side



Large area of lawn, enclosed by fences and mature hedges, summer house.

Outside - Rear



Enclosed patio area, dry stone wall rear boundary, shed.

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

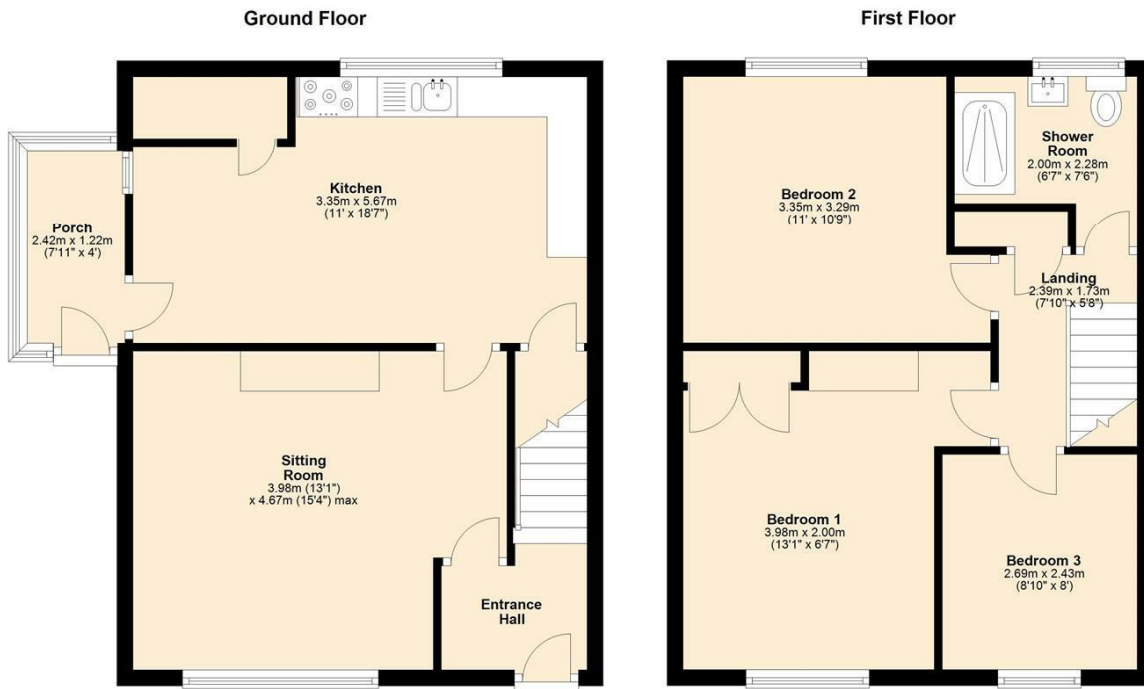
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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

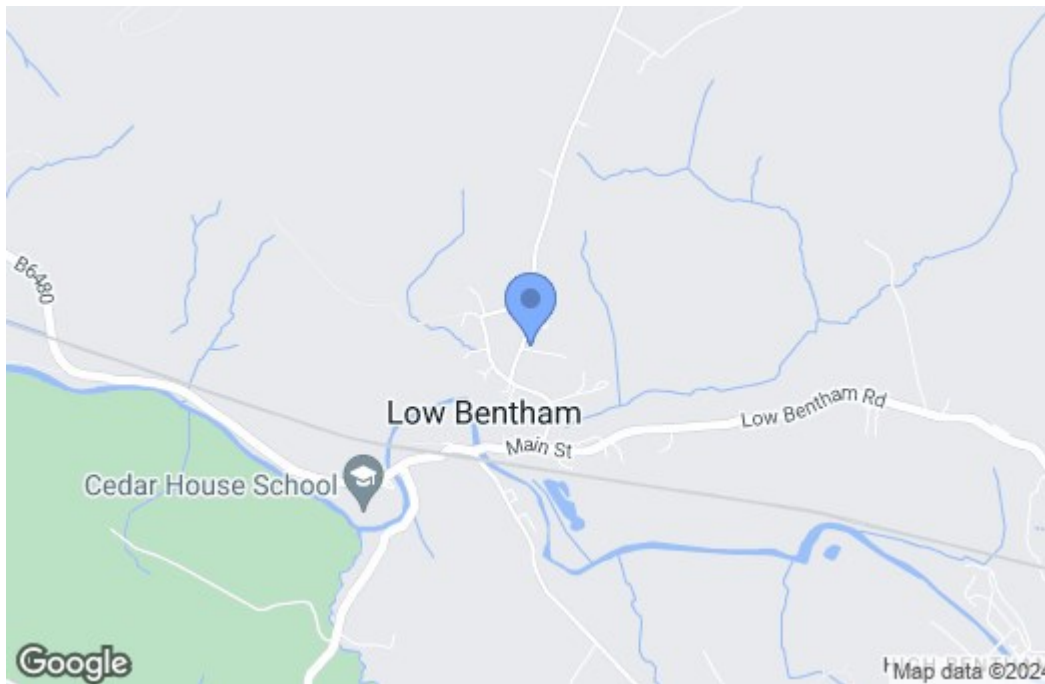
FLOOR PLANS

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

Floor Plan



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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	83
		EU Directive 2002/91/EC	

