



2 Goodenber Road, Bentham, LA2 7JD Offers In The Region Of £190,000

Welcome to 2 Goodenber Road a spacious fully refurbished two bed property, benefitting from a spacious attic room on the second floor. Conveniently situated in the centre of High Bentham, providing easy access to local shops, cafes, pubs and amenities.

The layout comprises an open plan kitchen diner, and sitting room on the ground floor, with two bedrooms and a bathroom on the first floor. The second floor features a generous attic room. Additionally, the property includes a space large enough to park a car.

Ideal first time buy or investment property.

Property Description

Welcome to 2 Goodenber Road a newly refurbished, spacious mid terrace two bed house, conveniently located in the centre of High Bentham. It offers easy access to a range of shops and conveniences. The property has been fully refurbished to a high standard throughout and consists of a high quality fitted open plan kitchen/diner, sitting room with a feature fireplace, two good sized bedrooms, four piece bathroom and a spacious second floor attic room.

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.

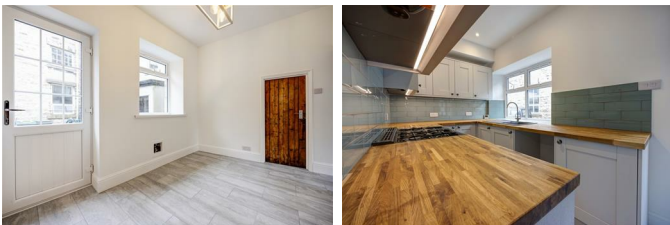
Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

Property Information

Freehold
Council Tax Band: B
EPC Rating: E
Gas central heating
Mains services.

Ground Floor

Kitchen/Diner



Open plan. Vinyl flooring. Radiator. Range of wall and base units. Double sink, Space for washing machine. Under stairs cupboard. Single integrated oven with extractor hood. Two UPVC double glazed windows to back aspect. UPVC door to back aspect.

Sitting Room



Fitted carpet. Radiator. Fire place with open fire. Gas meter. UPVC double glazed window to front aspect.

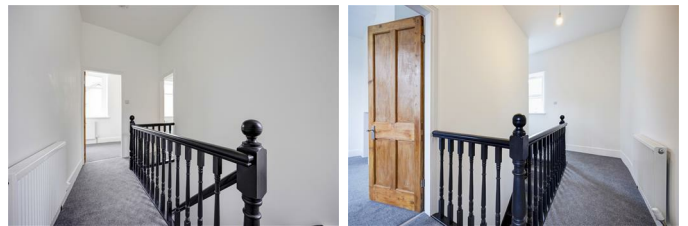
Entrance Hall



Tiled entrance hall. Carpeted stairs to first floor. Radiator. UPVC door to front aspect.

First Floor

Landing



Fitted carpet. Radiator. Airing cupboard housing gas combination boiler. UPVC double glazed window. Staircase to ground and second floor.

Bedroom 1



Fitted carpet. Radiator. Under stairs cupboard. UPVC double glazed window to front aspect.

Bedroom 2



Fitted carpet. Radiator. UPVC double glazed window to front aspect.

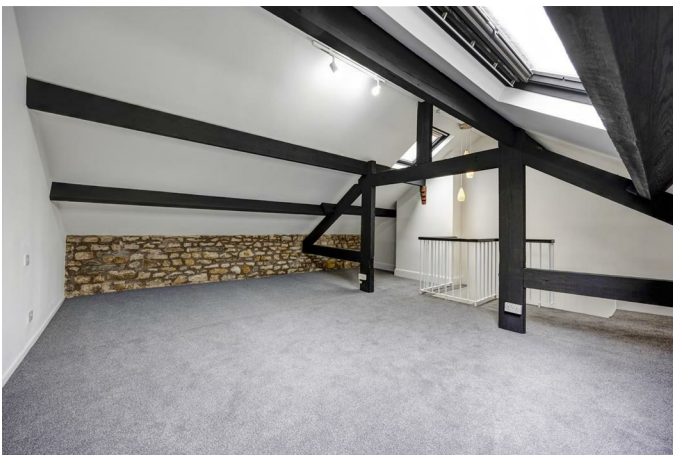
Bathroom



Vinyl flooring. Bath. Wash basin. WC. Heated towel rail. Textured double glazed window to rear aspect.

Second Floor

Attic Room 19'9" x 19'6" (6.04 x 5.95)



Large attic room. Fitted carpet. Radiator. Exposed beams and trusses. Two Velux windows.

External

Area to rear of property, large enough to park 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

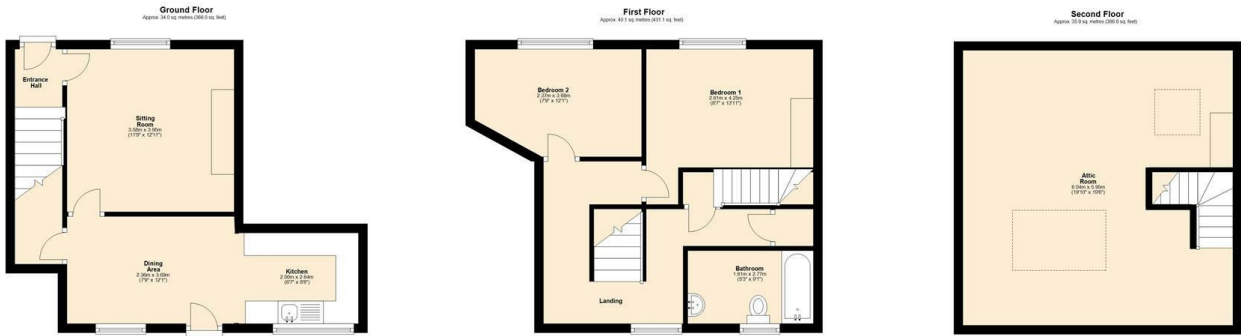
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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

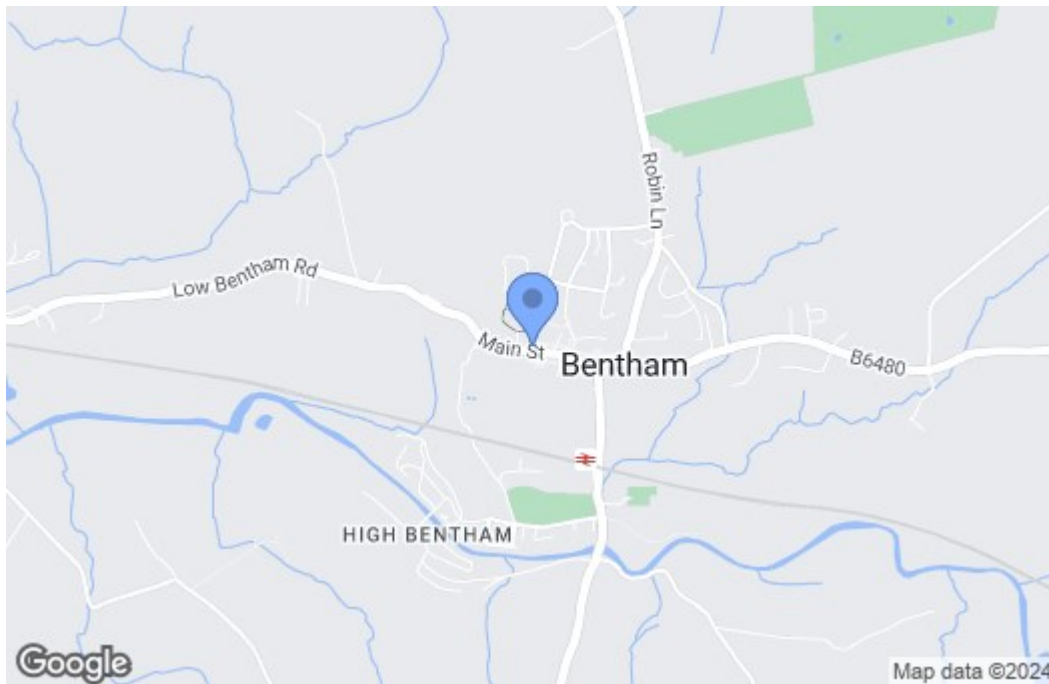
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 110.0 sq. metres (1183.9 sq. feet)
 2 Goodenber Road, Bentham

Area Map



Energy Efficiency Graph

