



**4 Lairgill, Bentham, LA2 7JZ**  
**£225,000**

A fully modernised mid-terrace three story character property offering spacious accommodation including two bedrooms, sitting room and office, a kitchen diner with contemporary fitted kitchen, bathroom, and two large gardens to front and rear with parking.

## Property Description



Welcome to 4 Lairgill, a delightful mid-terrace home spread over three spacious floors, nestled in the heart of High Bentham. This characterful property boasts two well-proportioned bedrooms, a spacious sitting room with dual aspect, and a functional office space perfect for working from home.

Step inside to find charming character features, including stone fireplaces and an exposed stone feature wall, blending seamlessly with modern conveniences. The contemporary kitchen is well-appointed, ideal for those who love to cook and entertain.

Outdoors, you'll find two generously sized gardens. The rear garden features an Indian sandstone patio, perfect for alfresco dining and relaxing in the sun.

Take in the scenic views from this inviting property, situated just a five-minute walk from local shops and amenities. High Bentham offers a friendly community atmosphere, with all the conveniences you need close at hand.

## Property Information

Freehold  
Council Tax Band B  
EPC rating TBC  
All mains services

## 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.

## Lower Ground Floor

### Kitchen Diner



Spacious kitchen diner with, tiled floor with underfloor heating, newly fitted kitchen with range of matte navy wall and base units with complimentary worktop, integrated double oven, hob with extractor, microwave, space for American style fridge freezer, two double glazed windows to front and rear aspects, feature exposed stone wall, stairs to ground floor, UPVC door to rear patio.

## Upper Ground Floor

### Sitting Room



Wood laminate flooring, radiator, feature fireplaces, double glazed window to front and rear aspect.

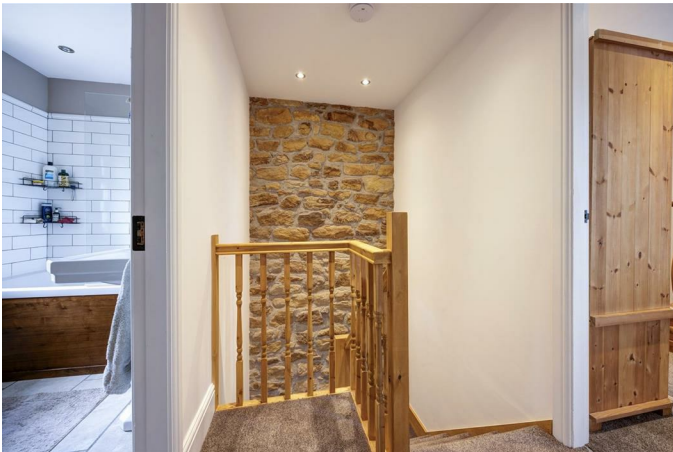
## Office



Wood laminate flooring, radiator, double glazed window to rear aspect.

## First Floor

### Landing



Staircase to upper ground floor, fitted carpet, exposed stone feature wall, access to both bedrooms and bath room.

### Bedroom One



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

## Bedroom Two



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

## Bathroom



Tiled floor, heated towel rail, wash basin, toilet, bath with shower over, extractor fan, double glazed window,.

## External

### Front



Area to park car, steps leading to large low maintenance raised garden with area of gravel and lawn.

## Rear



Steps leading to large lawn with Indian sandstone patio and steps leading down to lower ground floor door to kitchen.

## Outbuilding

New block built dry store.

## 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. 89.3 sq. metres (961.6 sq. feet)  
4 Lairgill, Bentham

# Area Map



# Energy Efficiency Graph

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

