



2 The Sidings, Lower Bentham, LA2 7BH Offers In The Region Of £245,000

Superb value with this modern 3 bedroom semi-detached property, in the popular village of Low Bentham - just over a mile away from an excellent range of amenities in the market town of High Bentham.

Benefitting from an en-suite to bedroom 1 and pleasant garden. 2 The Sidings will appeal to couples and families alike. There is a primary school in High Bentham and the property falls within the catchment for excellent secondary education at both Settle College and QES, Kirkby Lonsdale.
2 parking spaces.

Available with no chain.,

Property Description

Located in the charming village of Lower Bentham, this three-bedroom semi-detached house offers tremendous potential. The property boasts a generous layout, featuring a spacious kitchen, a cozy sitting room, and a convenient ground floor cloakroom. Upstairs, there are three well-proportioned bedrooms, including one with an en-suite shower room, as well as a house bathroom.

Externally, the property includes ample parking and enclosed gardens at both the front and rear, along with a large shed for additional storage.

2 The Sidings is poised to become a superb family home, offering comfort and space.

Property Information

Freehold

Council Tax Band: B

EPC Rating C

All Mains Services

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 Porch 5'1" x 7'11" (1.56m x 2.43m)



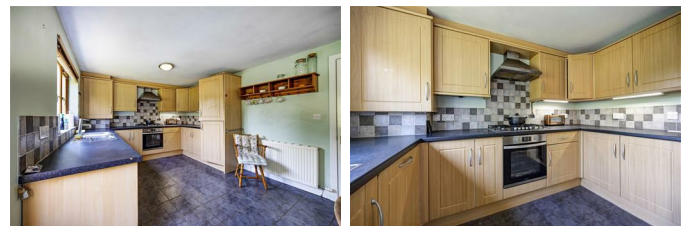
Wood laminate flooring, radiator, UPVC double glazed window, UPVC double glazed door with textured glass to front aspect.

Entrance Hall



Wood laminate flooring, radiator, understairs cupboard, carpeted staircase up to first floor, central heating controls.

Kitchen/Diner 10'5" x 18'7" (3.20m x 5.68m)



Tiled flooring, radiator, range of wall and base units, double stainless steel drainer sink, fitted oven and extractor hood, integrated fridge freezer, space for washing machine, integrated dishwasher, two UPVC double glazed window to rear aspect, UPVC double glazed door to rear aspect.

Sitting Room 15'3" x 10'10" (4.67m x 3.32m)



Wood laminate flooring, radiator, gas fire, two UPVC double glazed window to front aspect. UPVC double glazed window to side aspect.

Cloak Room



Tiled floor, wash basin, toilet, extractor fan.

First Floor - Landing



Fitted carpet, stairs to ground floor, loft access.

Bedroom One 12'9" x 12'5" (3.90m x 3.80m)



Double bedroom, fitted carpet, radiator, heated towel rail, UPVC double glazed window to rear aspect.

En-Suite Shower Room 5'2" x 5'10" (1.58m x 1.78m)



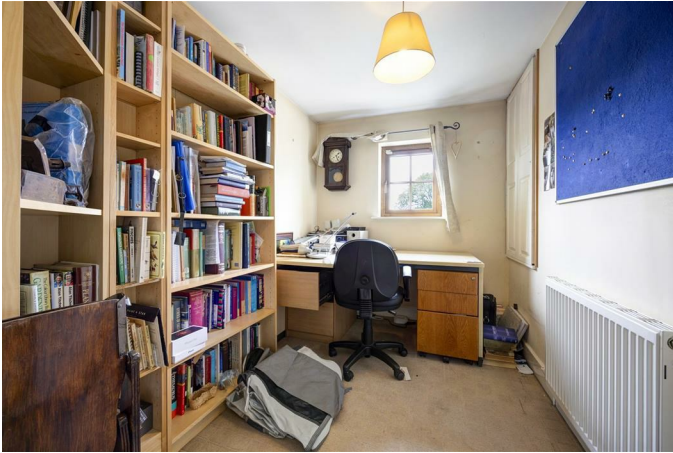
Tiled floor, radiator, wash basin, toilet, shower cubicle, UPVC double glazed window to rear aspect, extractor fan.

Bedroom Two 13'0" x 8'7" (3.97m x 2.63m)



Double bedroom, fitted carpet, radiator, heated towel rail, UPVC double glazed window to side aspect, UPVC double glazed window to front aspect.

Bedroom Three 9'8" x 6'4" (2.97m x 1.95m)



Single bedroom currently used a study, fitted carpet, radiator, built in cupboard, UVPC double glazed window to front aspect.

Bathroom 7'3" x 5'10" (2.22m x 1.78m)



Tiled flooring, radiator, toilet, bath with shower over, wash basin, extractor fan

Front Garden



Block paving, gate providing access to the

side of property and rear garden, meter boxes, outside tap.

Rear Garden



Block paved patio, shed with power and light, gate leading to side and front of the property.

Parking

Parking space for two vehicles.

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

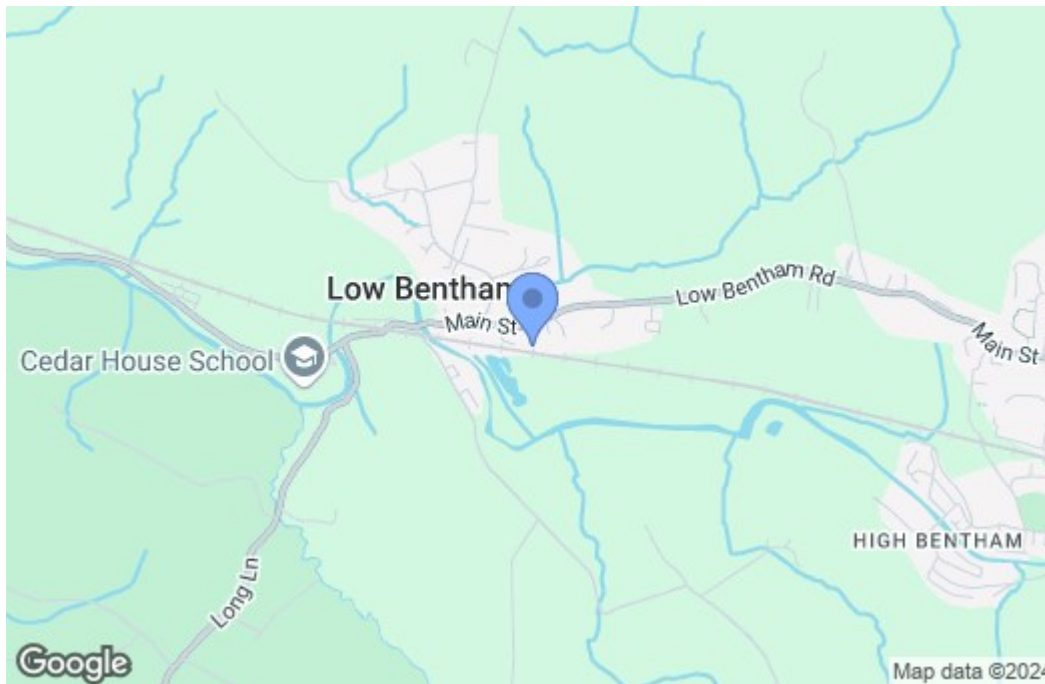
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 94.5 sq. metres (1017.4 sq. feet)
2 The Sidings, Low Bentham

Area Map



Energy Efficiency Graph

