



2 Burnside Low Bentham Road, Bentham, LA2 7BP Offers In The Region Of £195,000

Full of charm and potential, 2 Burnside is a 2 bedroom semi-detached house located on the edge of town and adjacent to High Bentham's highly regarded modern primary school.

Now in need of some updating, there is scope to extend, subject to the necessary planning consents.

Ideal as a first home and for buyers seeking a project, the property will also appeal to those looking for a residential or holiday let investment.

Property Description



Available without chain 2 Burnside is well-located for all the amenities in High Bentham, including a good range of shops, a GP Surgery and train station on the Leeds/Lancaster line. Ideally situated for the excellent primary school, the property is within the catchment area for highly regarded secondary education at both Settle College and QES, Kirkby Lonsdale. Bentham enjoys an enviable location, close to the Forest of Bowland, Yorkshire Dales and within easy reach of Morecambe Bay and the Lake District. With pleasant gardens, a useful outbuilding and off-street parking, viewing is recommended in order to appreciate the potential here.

In brief, the ground floor accommodation comprises: porch; kitchen; generous dining room; ground floor cloakroom and good-sized lounge. Upstairs, a central landing provides access to both double bedrooms and the shower room.

Outside, 2 Burnside has pleasant and low-maintenance gardens to the front and side aspects, with a parking bay for 1 vehicle to the rear. The outbuilding currently provides a useful workshop/storage area but has the potential to be redeveloped and incorporated into the accommodation.

High Bentham Location

High Bentham is a thriving market town with an excellent range of amenities, these include: shops, bank, Post Office, pubs, bars, GP Surgery and grocery stores. The Co-op has recently been extended and upgraded.

The town has a train station providing connections to Leeds and Lancaster. The A65 can be easily reached and provides access to nearby market towns, including Settle and Kirkby Lonsdale, along with Skipton to the south and Kendal to the north. The M6 at Lancaster can be reached in 25 minutes by car.

Property Information

Freehold property
Council Tax Band C.
EPC Rating D
All mains services
Gas boiler
Curtains, blinds and light fittings included.

The property has a right of access over the adjacent private road.

Note:

Originally one house, the properties were divided with insulated and fire-proof walls to roof height. The front porch is shared by both properties. A narrow strip is subject to a flying freehold.

Ground Floor

Sitting Room 13'0" x 12'11" (3.95m x 3.94m)



Spacious lounge with UPVC double glazed bay window to front aspect. Door to shared porch at front of the house. Feature fireplace housing gas flame fire - decommissioned. Carpet. Radiator. Access to hall.

Hall

Inner hall. Carpeted stairs rising to first floor. Access to dining room.

Dining Room 13'3" x 10'0" (4.04m x 3.06m)



Good-sized dining room with UPVC double glazed window to side aspect. Carpet. Radiator.
Access to cloakroom and kitchen.

Cloakroom



Ground floor cloakroom with UPVC double glazed window to side aspect. WC and wash hand basin. Under stair storage. Carpet. Radiator.

Kitchen 7'9" x 10'0" (2.37m x 3.05m)



Fitted kitchen with UPVC double glazed window to side aspect and part-glazed inner door to porch. Range of wall and base mounted units.

Sink with drainer. Integral oven. Gas hob. Plumbing for washing machine. Space for fridge. Laminate flooring. Open doorway to dining room.

Porch

Side entrance porch with UPVC double glazed window to rear and side, UPVC double glazed entrance door. Carpet.

First Floor

Landing



Landing with UPVC double glazed window to side aspect. Loft access. Carpet. Access to both bedrooms and shower room.

Bedroom One 12'7" x 9'9" (3.83m x 2.96m)



A good-sized double bedroom with UPVC double glazed window to front aspect. Range of built-in wardrobes. Carpet. Radiator.

Shower Room 7'2" x 6'6" (2.19m x 1.97m)



Shower room with UPVC double glazed window to side aspect. Shower cubicle. Unit with wash hand basin. WC. New gas central heating boiler. Carpet.

Bedroom Two 11'4" x 10'5" (3.45m x 3.17m)



Another good-sized double bedroom with UPVC double glazed window to side aspect. Carpet. Radiator.

Outside

Front



Pleasant front garden with mature shrubs and trees. Wall and gate to perimeter. Path shared with adjacent property.

Side



Good low-maintenance garden, largely paved, with mature borders. Walled perimeter with gate to side access road.

Store 8'1" x 6'5" (2.46m x 1.96m)



Canopied storage area with access to store room.

Store Room 8'1" x 15'8" (2.46m x 4.77m)



Useful store room or workshop which has the potential to be incorporated into the

main accommodation with 2 UPVC double glazed windows to the rear and single glazed door and window to the side. Light and power.

Parking

Parking bay for 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.

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FISHER HOPPER

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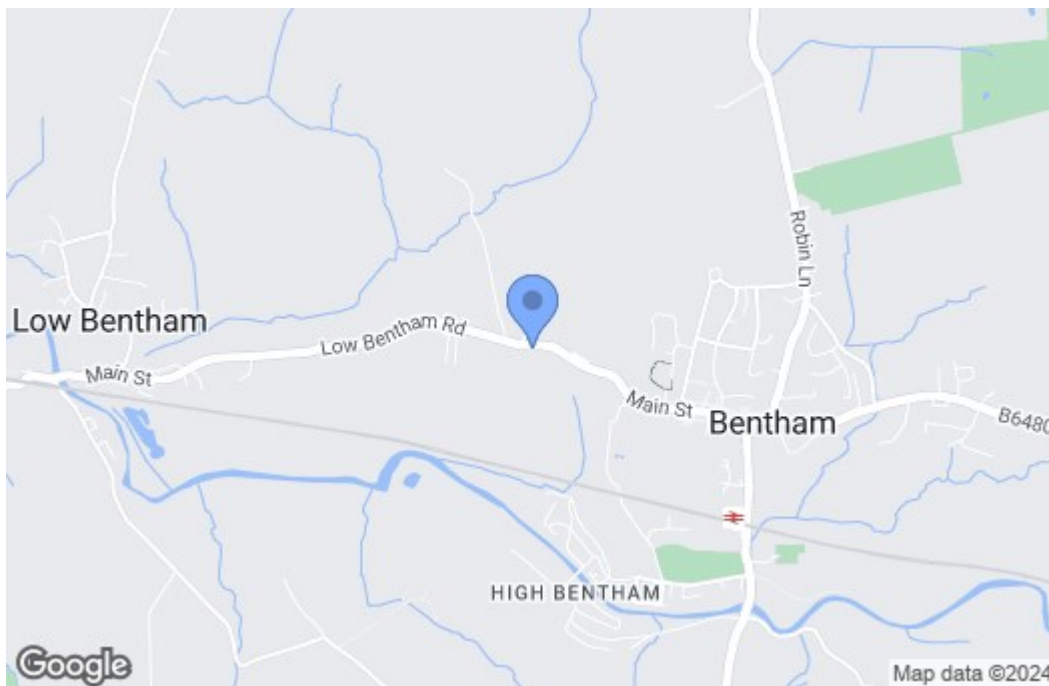
FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

