



7 Mayfield Road, Bentham, LA2 7LP Offers In The Region Of £212,000

Superb 2 bedroom mid-terrace house in the peaceful, community driven location of Bentham.

The property comprises of a sitting room, kitchen, 2 first floor double bedrooms, a separate cloakroom and an attic room, currently used as a bedroom.

A front and rear yard provides a delightful outside space with an outhouse that can be used as a utility room.

Property Description

7 Mayfield Road is an immaculately presented, two bed mid-terrace house located in a quiet location.

The accommodation is spread over three floors; on the ground floor is a spacious open plan sitting room with dining area, with a modern fitted kitchen and a useful rear entrance porch. A staircase from the sitting room provides access to the first floor where there are two double bedrooms and a flexible third room, which could be utilised as a dressing room or home office and a stylish bathroom with a separate cloakroom. Located on the second floor is a spacious double attic bedroom.

The property benefits from both front and rear enclosed yards property, the rear also provides access to a useful utility room, which has plumbing for washing machine and tumble dryer. Parking is plentiful with parking for cars at the front and rear of 7 Mayfield Road with an additional two spaces just off Wenning Avenue.

The property offers everything a growing family needs and is move in ready. Viewings highly recommended to appreciate the property.

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.

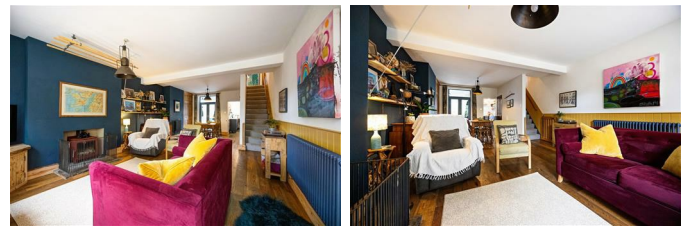
Ground Floor

Outhouse/Utility



Concrete floor, light and power.

Sitting Room



Engineered wood flooring, radiator, multi-fuel stove, fitted cupboards, double glazed window to front aspect.

Kitchen



Tiled flooring, range of wall and base units, ceramic sink and drainer, fridge, freezer, integrated dish washer, cooker point, extractor hood, two double glazed windows.

Rear Porch



Tiled flooring, timber framed glazed double doors.

First Floor

Bedroom two



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

Bedroom one

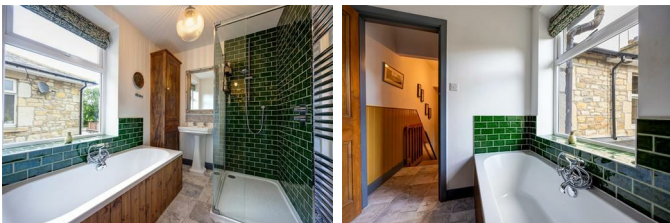


Fitted carpet, radiator, double glazed window to rear aspect.

Office/Dressing Room

Fitted carpet, radiator.

Bathroom



Tiled flooring, bath with hand shower, shower cubicle, wash basin, double glazed window.

Separate Cloakroom

Tiled floor, toilet, wash basin, double glazed window.

Second Floor

Attic room



Attic room, currently used as a bedroom, fitted carpet, exposed beams and brick, eaves store, Velux window.

External

Front



Gated, gravelled front yard, with Indian Sandstone pathway.

Rear



Concrete yard, wall and enclosed gate, access to outhouse.

Parking

One parking space to front and rear with a further two spaces on Wenning Avenue.

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 Naphthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

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FLOOR PLANS

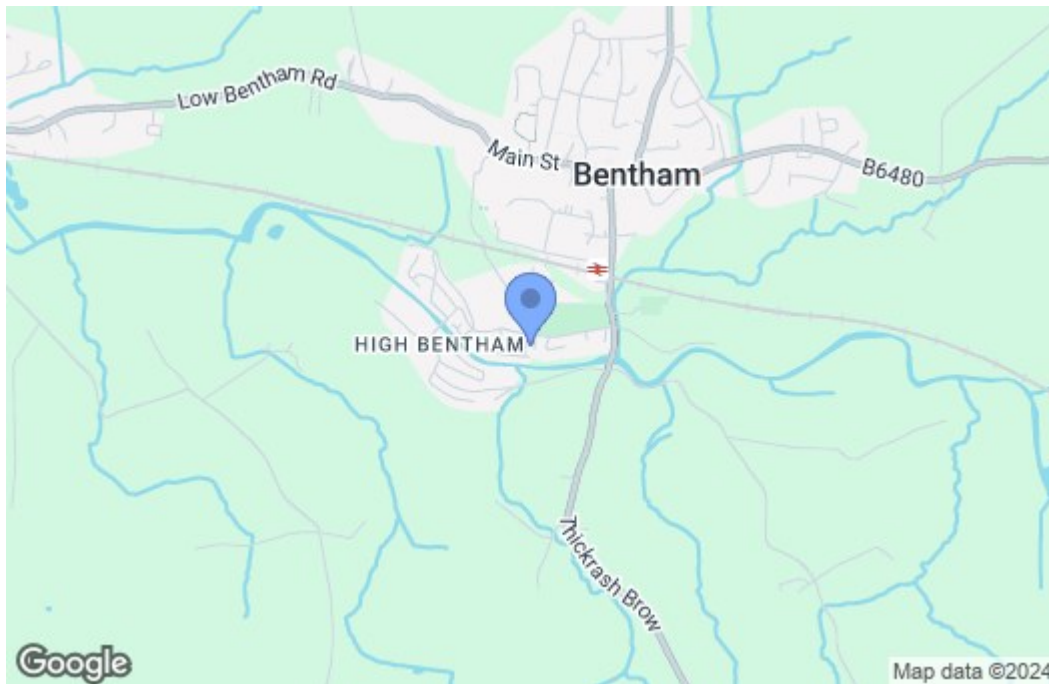
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 131.1 sq. metres (1410.9 sq. feet)
7 Mayfield Terrace, Bentham

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		EU Directive 2002/91/EC	

