



24 Robin Lane, Bentham, LA2 7AB
Offers Over £250,000

This three-bedroom semi-detached property offers stunning views of the Forest of Bowland and boasts great potential.

While it would benefit from a full refurbishment, its spacious rooms and peaceful yet accessible location make it an ideal canvas for creating the perfect family home.

Property Description

24 Robin Lane is a three bedroom, semi-detached house with huge potential, and stunning views.

The ground floor is comprised of two good sized reception rooms and kitchen with a pantry. On the first floor, there is one single, two double bedrooms and a bathroom. Large windows throughout the home fill the space with natural light, creating a bright and airy atmosphere.

Externally, the property benefits from gardens to both the front and rear, providing plenty of outdoor space. A detached garage, complete with rear garden access, and a driveway offer ample parking for multiple vehicles.

While the house would benefit from a full refurbishment, it presents an exceptional opportunity for buyers eager to design and create their dream family home.

Property Information

Freehold
Council Tax Band C
EPC Rating E
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

Porch

Tiled flooring, double glazed patio doors with

textured glass, internal single glazed door with textured glass.

Entrance Hall



Floor boards, radiator, cornice, staircase providing access to first floor.

Reception Room One



Fitted carpet, radiator, fireplace, cornice, large UPVC double glazed window.

Reception Room Two



Floor boards, radiator, gas fireplace, cornice, large UPVC double glazed window.

Kitchen



Vinyl flooring, radiator, range of wall and base units, single drainer sink, UPVC double glazed window, timber and glazed door providing access to rear garden.

Pantry

Situated under the stairs, floorboards, old consumer unit, UPVC double glazed window.

First Floor

Landing



Staircase to ground floor, fitted carpet, cornice, cupboard housing hot water cylinder, UPVC double glazed window with views.

Bedroom One



Double front room, fitted carpet, radiator, built-in wardrobe, cornice, UPVC double glazed window.

Bedroom Two



Double bedroom, floor boards, radiator, built-in wardrobe, cornice, large UPVC double glazed window with a stunning view.

Bedroom Three



Single front bedroom, fitted carpet, radiator, UPVC double glazed window to front aspect. Loft access.

Bathroom



Floorboards, electric wall heater, wash basin, toilet, bath with shower over, UPVC double glazed window.

Exterior

Front



Good sized lawn, wall, drive, detached garage which has 2 doors at the back, one leading to the garden, the other provides access to outside toilet.

Rear



Three-tiered lawn, access into garage, shed/coal house, outside toilet, steps leading up to back door entrance to the property.

Parking

Ample off-road parking to the front of the property.

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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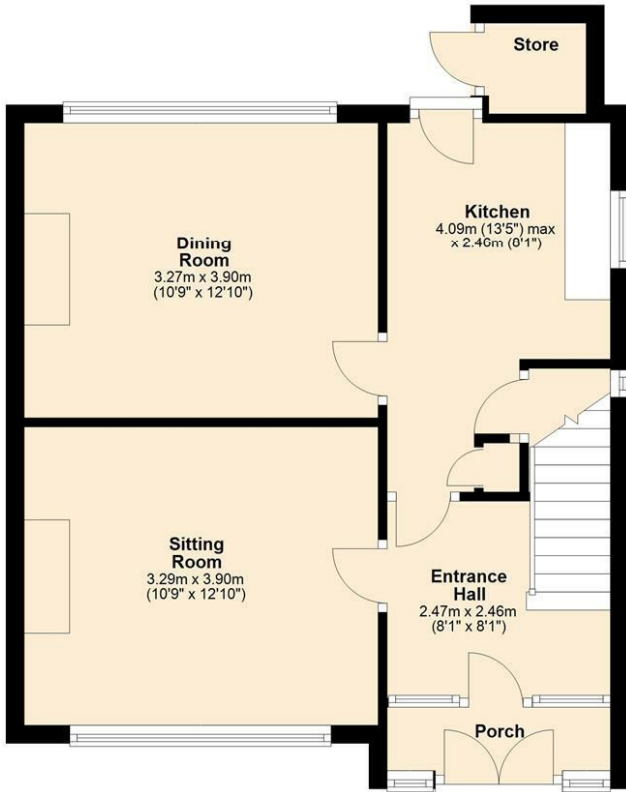
FLOOR PLANS

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

Floor Plan

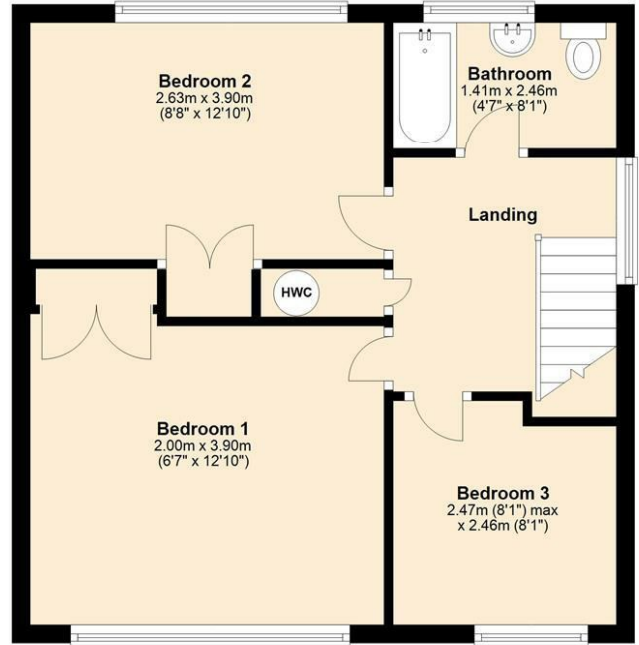
Ground Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



First Floor

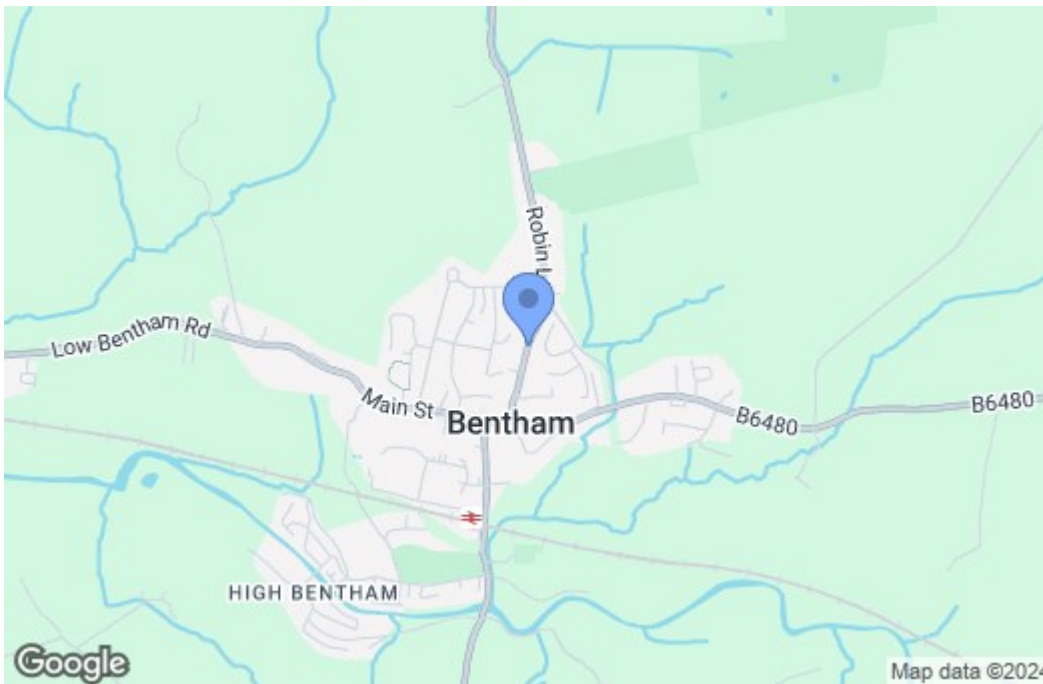
Approx. 42.8 sq. metres (461.1 sq. feet)



Total area: approx. 89.0 sq. metres (958.1 sq. feet)

24 Robin Lane, Bentham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

