FISHER HOPPER
ESTATE AGENTS

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Mount View Burton Road, LA2 7ER
Offers In The Region Of £695,000

A stunning new-build 4-bedroom detached home situated in a highly sought-after location. The property boasts an elevated position offering picturesque countryside views, spacious and versatile living areas, ample off-road parking, a double garage, and a generously sized plot, making it an ideal choice for modern family living.

Property Description

This impressive and substantial 4-bedroom stone-faced detached residence is situated in a prime location, offering approximately 230 square meters of thoughtfully designed living space (including the garage).

Set on the edge of the picturesque Low Bentham village, the property occupies a generous, level plot with a spacious rear patio ideal for entertaining, ample off-road parking, and a double garage. Enjoy breath-taking open views of the rolling countryside from this enviable elevated position.

Architecturally designed with meticulous attention to detail, the home boasts a well-thought-out layout, high-quality fixtures and fittings, and is covered by a 10-year builder's guarantee for peace of mind. Constructed to exceptional standards by a reputable local builder, the property features UPVC double-glazed windows and doors, gas-fired central heating with underfloor heating, and a well-appointed modern kitchen by Howden's, complete with integral appliances.

The stylish bathrooms, including a contemporary house bathroom and en-suite, complement the home's modern design, ensuring comfort and convenience throughout

Property Information

Freehold
Council Tax Band TBC
EPC Rating TBC
All mains services
Part exchange available up to the value of £400,000.

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

Open entrance porch with step leading to front door.

Entrance Hall

Oak flooring with under floor heating, Oak and glazed open tread feature staircase.

Sitting Room

Spacious full depth sitting room featuring, Oak flooring with under floor heating, feature fireplace with integrated remote controlled gas fire, sliding pocket doors to dining area, UPVC double glazed window to front, UPVC double glazed sliding door and windows to rear leading to rear patio and garden.

Kitchen/Diner

Open plan kitchen diner providing a great space for entertaining featuring, Oak flooring with under floor heating, a range of Shaker style base and wall units with integrated dishwasher, full height fridge, full height freezer, double oven, sink with mixer tap, central island with integrated gas hob and pop-up extractor, UPVC double glazed window to side, UPVC double glazed sliding door and windows to rear leading to rear patio and garden enjoying stunning views over open countryside and Ingleborough beyond.

Utility Room

Oak flooring with under floor heating, range of Shaker style base units, integrated sink with mixer tap, integrated washing machine,

gas central heating boiler, UPVC double glazed window, access to garage.

Cloakroom

Oak flooring with under floor heating, wash basin, toilet, UPVC double glazed window with textured glass.

First Floor

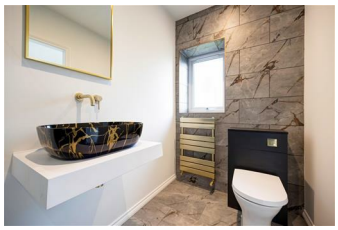
Landing

Galleried landing with access to all rooms, generous cupboard providing loft access, UPVC double glazed window to front.

Bedroom One

Rear double bedroom with feature vertical radiator and integrated mirror, UPVC double glazed doors to glazed Juliet balcony providing breath-taking views over open countryside and Ingleborough beyond, sliding pocket doors to bedroom four / dressing room.

Ensuite



Shower room featuring tiled flooring, tiled walls, walk in shower with drencher shower, freestanding wash basin, toilet, heated towel rail, UPVC double glazed window with textured glass.

Bedroom Two

Double bedroom with radiator, two UPVC double glazed windows to side and rear both providing views.

Bedroom Three

Small double room with radiator, two UPVC double glazed windows to side and front.

Bedroom Four

Double bedroom with feature vertical radiator and integrated mirror, UPVC double glazed to front, sliding pocket doors to bedroom one.

Bathroom

Bathroom featuring tiled flooring, tiled walls, walk in shower with drencher shower, modern roll top bath, double wash basins, toilet, heated towel rail, UPVC double glazed window with views.

Garage

Double garage featuring, electric remote control roller door, concrete floor, UPVC door to rear garden, UPVC double glazed window with textured glass, door to utility room, solar panel.

External

Front

Paved driveway leading to ample parking to front and side for 5 cars.

Rear

Paths and patio in Anthracite Spanish tiles, with complementary decorative gravel, steps and path to raised lawn, fenced boundaries with views to countryside and Ingleborough beyond.

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 an introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

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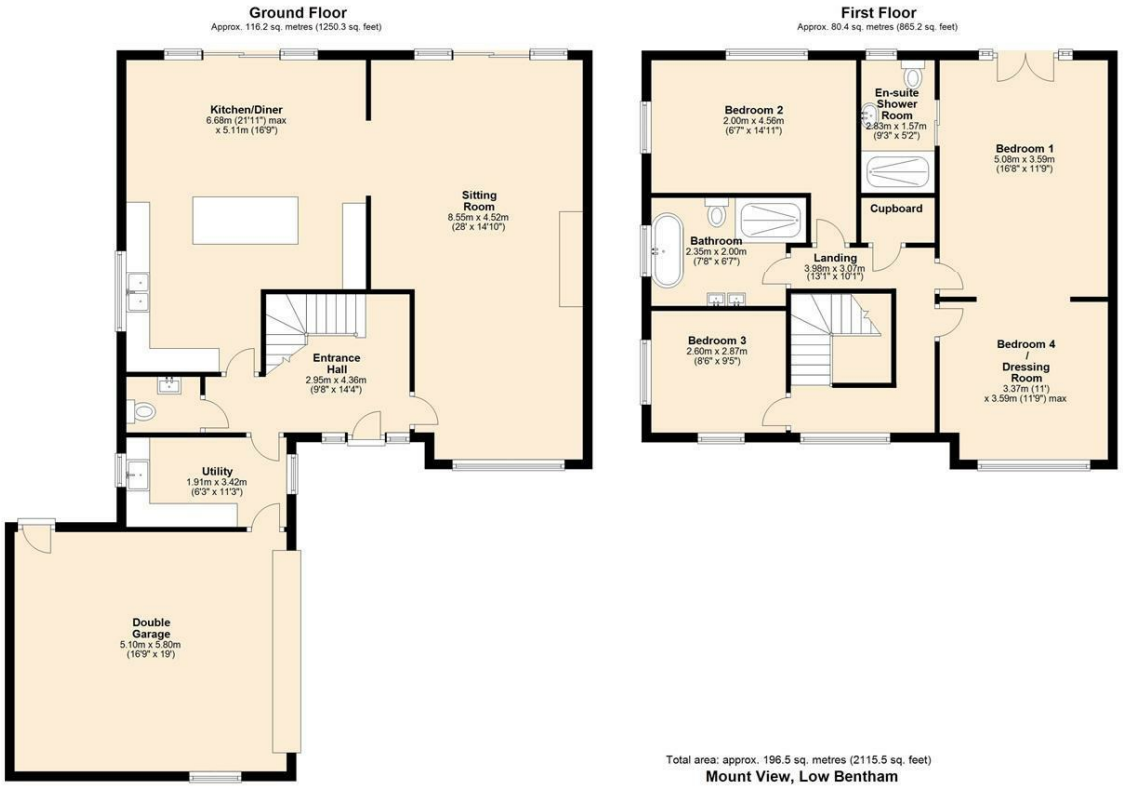
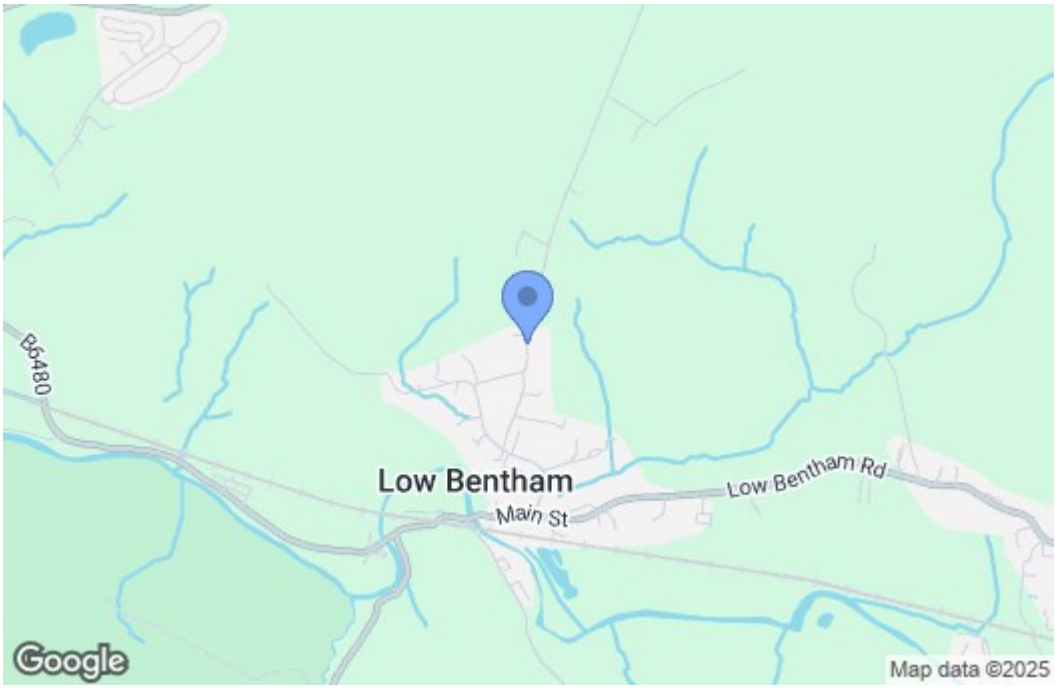
FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

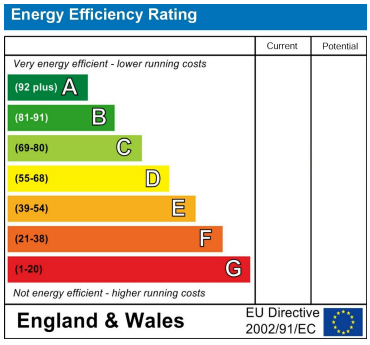
Floor Plan



Area Map



Energy Efficiency Graph



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