



## **2 Greenfoot Lane, Lower Bentham Offers In The Region Of £495,000**

Substantial, well-presented 4 double bed detached stone fronted property in the delightful village of Low Bentham.

In brief, the property consists of kitchen/diner, 3 reception rooms, utility room, downstairs shower room, 4 double bedrooms, 1 with an ensuite and a family bathroom. Complete with a large attached double garage, low maintenance garden to the rear, sizable garden to the side of the house and ample off-road parking.



## Property Description

Welcome to 2 Greenfoot Lane—a beautifully presented, spacious four double bedroom property that seamlessly blends charm and modern comfort. Featuring high ceilings, exposed beams, and a versatile layout, this delightful home is situated in the heart of Low Bentham, close to local amenities and perfectly positioned for enjoying countryside walks.

The property opens into a generous entrance hall, which leads to an open-plan kitchen/diner. Adjacent to this is a versatile reception room, ideal for a playroom or formal sitting area with the added benefit of double doors that open out to the garden, along with a utility room, dedicated home office and downstairs shower room.

A door from the hallway provides internal access to a staircase descending to a large, practical garage, offering ample storage or workshop potential. A short flight of stairs takes you to an inviting sitting room. This bright and airy space boasts a gas stove for cosy evenings, vaulted ceilings adding to the sense of space and a Juliette balcony, allowing you to enjoy elevated views of the surroundings.

The first floor features a spacious main bedroom with its own en-suite shower room. Three additional bedrooms, all well-proportioned, and family bathroom share the remaining space, making this home perfect for families.

Externally, the property benefits from a large, well-maintained tiered garden to the side and rear, providing ample space for outdoor relaxation, gardening, or entertaining, and driveway parking to the front.

## Property Information

Freehold  
Council Tax Band E  
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.

## Entrance Hall



Tile effect flooring, 2x radiators, understairs cupboard, cornicing, double glazed window and door to front aspect, door providing access with stairs down to garage, half landing to sitting room.

## Sitting Room



Fitted carpet, radiator, fireplace with gas stove housed on sandstone hearth, exposed beams, 2 x double glazed window with stained glass panel to side aspect, 2x double glazed windows and double glazed door with Juliet balcony to front aspect.

## Reception Room



Tile effect flooring, radiator, cornicing, sliding double glazed patio doors.

## Kitchen/Diner



Tile effect flooring, radiator, range of wall and base units, double oven, gas hob with extractor hood over, 1.5 drainer sink, integrated dish washer and fridge freezer, cornicing, 2x double glazed window to front and side aspect, sliding double glazed patio doors to rear aspect.

## Office



Fitted carpet, radiator, cornicing, double glazed sliding doors.

## Utility Room

Tile effect flooring, heated towel rail, range of wall and base units, single drainer sink, plumbing for washing machine, cornicing, double glazed window and sliding doors to side aspect.

## Shower Room



Tile effect flooring, heated towel rail, wash basin with vanity unit,, toilet, shower cubicle, extractor, double glazed window to side aspect.

## First Floor



## Landing



Fitted carpet, 2x radiators, airing cupboard. Loft access with glass panel providing light to landing with pull down ladder.

## Attic



Large attic, fully boarded, light and power, 3 x Velux windows.

## Bedroom One



Spacious double room with fitted carpet, radiator, cornicing, double glazed window to rear aspect.

## Ensuite



Tile effect flooring, heated towel rail, wash basin with vanity unit, toilet, shower cubicle, extraction, double glazed window to side aspect.

## Bedroom Two



Fitted carpet, radiator, fitted wardrobes, cornicing, double glazed window to rear aspect.



### Bedroom Three



Fitted carpet, radiator, cornicing, 2 x double glazed windows to side and rear aspect.

### Bedroom Four



Fitted carpet, radiator, cornicing, 2x double glazed windows to front aspect and 1x to side.

### Bathroom



Wood laminate flooring, heated towel rail, wash basin with vanity unit, mirror with vanity light and unit, toilet, bidet, bath,

shower cubicle, extraction, double glazed window to side aspect.

### Attached Garage

Wall unit, 2 x 22kw gas boilers, additional hot water system, light and power, 2x double glazed window to side aspect, electric up and over roller door to front aspect.

### External

#### Front

Gravelled parking for at least 3 cars, access to double garage, slate chipping flower bed, path and steps up to main entrance

#### Rear



Good sized, enclosed, low maintenance garden with stone flagged patio area, tiered garden with established beds, mature trees and shrubs with access from the front of the property.

#### Side



Sizeable garden to side of property featuring path and established beds.

### 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.

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#### 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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#### FLOOR PLANS

Please note, floor plans are not to scale and

Floor Plan



Area Map



Energy Efficiency Graph

