



# Low Bentham

£346,750

2 Harley Close, Low Bentham, Lancaster, North Yorkshire, LA2 7HD

A well appointed, generous family home within the peaceful village of Low Bentham, providing an array of local amenities and surrounded by countryside views.

Offering flexible accommodation, the home briefly comprises a kitchen, living room, dining room, conservatory and cloakroom to the ground floor and three double bedrooms and family bathroom to the first floor. Completed with a well maintained rear garden, off road parking and garage, 2 Harley Close presents a great opportunity for those seeking a family home within a welcoming village community.

## Quick Overview

- Link Detached Family Home
- Three Bedrooms & Two Bathrooms
- Village Location
- Close to Local Amenities
- Generous Living Spaces
- Well-Appointed Accommodation
- Off Road Parking & Garage
- Beautifully Presented Rear Garden
- Ideal Family Home
- Superfast Broadband Available



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Superfast  
Broadband\*



Off Road  
Parking

Property Reference: KL3508



Living Room



Dining Area



Kitchen



Garden Room

## Property Overview

Step into the entrance porch where there is ample space for storing coats and shoes, and enter into the hallway with access into the ground floor living spaces. A handy cloakroom with W.C and pedestal sink provides additional storage with space and plumbing for a washing machine and drier.

Firstly, you are welcomed into the generous living room; a light and bright space with attractive bay window to the front aspect and feature gas fire and hearth for those cooler evenings. Back into the hallway, follow into the kitchen which is well fitted with wall and base units, complementary worktop, tiled splash back and a ceramic sink with drainer. Integrated appliances include a Belling oven, grill and four ring hob with extractor over, dishwasher and a fridge freezer. A rear door provides access into the garden with steps leading to the garage.

The dining area offers the ideal space for hosting friends and family, with sliding doors into the conservatory, and, being a real sun trap, this is a great extension to the garden during the summer. A handy under stairs cupboard provides additional storage, and stairs lead to the first floor where you will find the three double bedrooms.

Bedroom one is a generous space, being light and bright with a front aspect window, benefitting from fitted wardrobes and ample space for additional furniture, as well as a handy en suite with shower, W.C. and vanity sink unit. Bedroom two is also a good sized double with side aspect window and space for additional furniture, whilst bedroom three enjoys a view over the garden with space for a double bed and furniture as desired.

Finally, the family bathroom is a four piece suite, comprising a bath, corner shower, vanity unit with hand wash basin and W.C., heated ladder towel radiator and complementary part tiled walls and flooring to finish.

[What3words](#) ///amount.ditching.sugar

## Accommodation (with approximate dimensions)

### Ground Floor

Living Room 19' 4" x 16' 10" (5.89m x 5.13m)

Kitchen 10' 5" x 9' 8" (3.18m x 2.95m)

Dining Room 15' 1" x 8' 9" (4.6m x 2.67m)

Conservatory 9' 0" x 9' 0" (2.74m x 2.74m)

### First Floor

Bedroom One 14' 8" x 12' 11" (4.47m x 3.94m)

Bedroom Two 14' 7" x 8' 9" (4.44m x 2.67m)

Bedroom Three 10' 5" x 9' 9" (3.18m x 2.97m)



Kitchen



Garden



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

## Property Information

### Outside

### Garden

A well presented rear garden enjoys raised beds with planted flowers and gravel areas, with a generous patio area for outdoor seating, ideal for hosting family and friends in the summer months.

### Garage

A garage with up and over door, light and power provides great additional storage and parking with space and plumbing for a washing machine as desired.

### Parking

A shared driveway provides off road parking for up to three vehicles.

### Services

Mains gas, water, drainage and electricity.

### Council Tax

Craven District Council. Band E.

### Tenure

Freehold. Vacant possession upon completion.

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

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Bedroom One



En Suite



Garden



OS Map

# Meet the Team

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## Lower Bentham, Lancaster



### Ground Floor



### First Floor

Total floor area 149.1 m<sup>2</sup> (1,605 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon

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