



## Low Bentham

£210,000

15 Hillside Road, Low Bentham, Lancaster, LA2 7EN

Welcome to 15 Hillside Road, located in the charming village of Low Bentham. This exceptional family home features a spacious layout with a large open-plan kitchen and dining area, a bright living room, two double bedrooms, a single room, and a modern family bathroom. Also benefiting from a generous outdoor space and parking.

Low Bentham is a small village, with a good range of amenities available in the nearby market town of High Bentham that include; shops, bars, takeaways and surgery. There is a good primary school and Bentham also sits within the catchment for excellent secondary options at Queen Elizabeth School, Kirkby Lonsdale and Settle College.

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. Travel links are good with a railway station on the Leeds - Carlisle line, a bus service to Lancaster and Ingleton, the A65 is approximately 6 miles away and junction 34 of the M6 only 15 miles.



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Superfast  
Broadband\*



Off Road  
Parking

### Quick Overview

Semi-Detached Family Home

Three Bedrooms & One Family Bathroom

Light and Bright Accommodation

Open Plan Kitchen Dining Room

Village Location

Off Road Parking

Generous Gardens

Close to Transport Links & Local Schools

Ideal Family Home

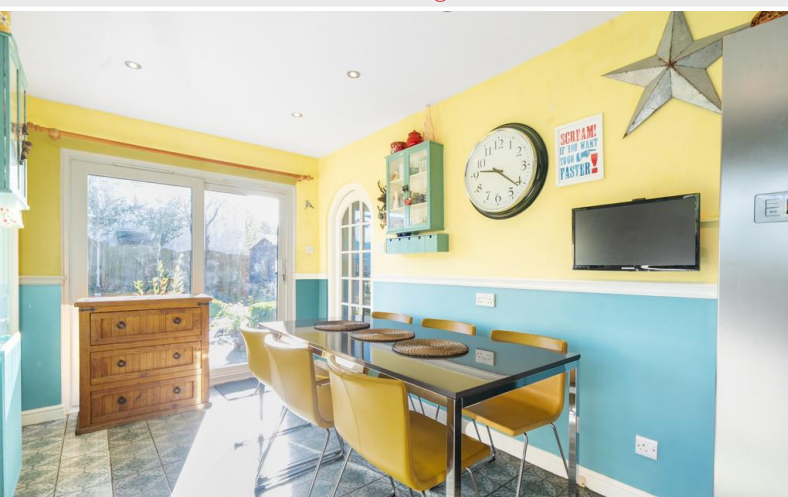
Superfast Broadband Available

Property Reference: KL3563





Kitchen/Dining Room



Kitchen/Dining Room



Living Room



Living Room

## Property Overview

Step into the entrance hall and you are immediately welcomed into this wonderful family home, with space to hang coats and store shoes and the staircase provides access to the first floor.

To the right hand side of the entrance is a living room, having a large front aspect window flooding the room with natural light, there is also a fireplace with multi fuel stove, perfect for those cooler evenings.

The living room nicely flows into the kitchen dining room. With wall and base units, complementary worktops and one and a half sink unit. Integrated appliances include dishwasher and microwave with space for a freestanding oven and tall standing fridge freezer. There is handy storage space under the stairs and a utility cupboard housing the washing machine and tumble drier. With space for a dining table and patio doors this kitchen is perfect for family meals and get togethers all year round.

Follow the staircase to the first floor. The landing provides access to three bedrooms, family bathroom and there is a cupboard which is a useful storage space. Bedroom two is a good double room with window to the rear aspect over looking the garden. Bedroom one is a double bedroom with front aspect window and space for a wardrobes and additional furniture. Bedroom three is a single room with built in wardrobe space and window to the front aspect.

The current owners converted the loft into a useable space, accessed via loft ladders and a fantastic office/hobby room with Velux windows providing natural light.

Outside, the property benefits from a front garden with nature plants and steps lead to the front door with a pathway that leads to the rear garden. The rear garden is very well maintained with paths, lawn, decking areas, greenhouse, sheds and log stores.

## Accommodation (with approximate dimensions)

### Ground Floor

Living Room 15' 5" x 12' 7" (4.7m x 3.84m)

Kitchen/Dining Room 18' 6" x 10' 9" (5.64m x 3.28m)

### First Floor

Bedroom One 13' 0" x 10' 4" (3.96m x 3.15m)

Bedroom Two 12' 7" x 11' 0" (3.84m x 3.35m)

Bedroom Three 9' 1" x 7' 9" (2.77m x 2.36m)





Kitchen/Dining Room



Garden





Bedroom One



Bedroom Two



Bedroom Three



Bathroom

### Parking

Parking at the front of the property for 2/3 cars.

### Services

Mains gas, water, drainage and electricity.

### Council Tax

Craven District Council - Band B

### Tenure

Freehold. Vacant possession upon completion.

### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

**What3Words Location** ///measuring.random.mouse

**N.B** The owners currently lease the garden and parking space from North Yorkshire Council for a peppercorn rent. The attached plan edge in blue shows the land leased. For more information please contact the office.

### Anti-Money Laundering Regulations (AML)

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Bedroom One



Rear Garden





Garden



OS Map

Request a Viewing Online or Call 015242 72111



# Meet the Team

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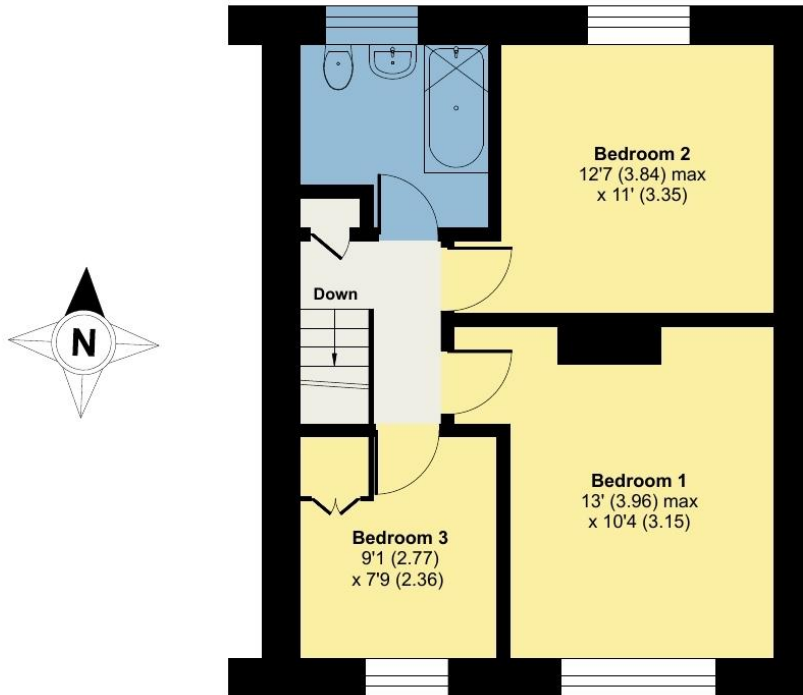
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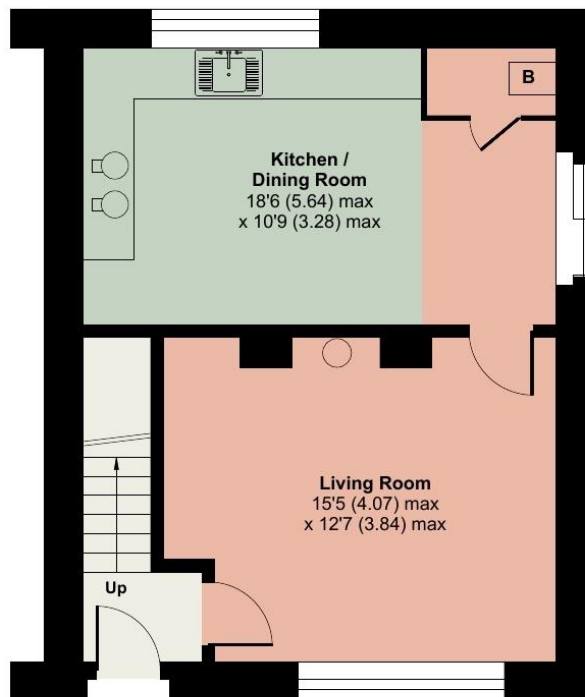
# Hillside Road, Lower Bentham, Lancaster, LA2

Approximate Area = 888 sq ft / 82.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Hackney & Leigh. REF: 1188169

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