FISHER HOPPER
ESTATE AGENTS

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1 Sunnyside, LA2 7HU

Offers In The Region Of £225,000

A spacious and well-presented two-bedroom end-terrace property, pleasantly situated in a quiet location within High Bentham. The property offers a generous kitchen diner, sitting room, two double bedrooms and a bathroom, together with off-road parking to the rear and side. Enjoying views towards the Forest of Bowland, the property is conveniently located for the town's shops, amenities and local facilities.

1 Sunnyside

Welcome to 1 Sunnyside, a spacious and well-proportioned two-bedroom end-terrace property, pleasantly situated in a quiet location within High Bentham.

The property offers well-presented accommodation, including a generous kitchen diner and sitting room on the ground floor, with two spacious double bedrooms and a bathroom on the first floor.

Externally, there is off-road parking to the rear and side. The property also enjoys views towards the Forest of Bowland and is conveniently positioned for High Bentham's range of shops, amenities and local facilities.

High Bentham Location

High Bentham is a vibrant market town offering a good variety of shops, bars, and takeaways. The town benefits from a well-regarded primary school, a medical surgery, and a train station on the Leeds–Lancaster line, providing excellent connectivity.

Families can access excellent secondary education within the catchment areas of Queen Elizabeth School in Kirkby Lonsdale and Settle College. Both of these nearby market towns feature Booths supermarkets and a charming mix of independent shops.

High Bentham is conveniently located about 30 minutes by car from Kendal and Lancaster, with easy access to the M6 motorway. Situated on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, it also offers close proximity to the Yorkshire Dales, Lake District, and Morecambe Bay—perfect for scenic day trips and outdoor adventures.

Property Information

Freehold
EPC Rating: D
Council Tax Band: B
Services: All mains
Please note: There is a voluntary contribution of £50 a year to 'The Friends of Ole Laney' which goes towards the ongoing upkeep of the road surface.

Environmental assessment undertaken and found no unacceptable PFAS exposure risk; particulars will be made available to legal representative.

Ground Floor

Kitchen Diner




Fitted carpet to dining area with Herringbone pattern wood effect vinyl flooring to kitchen area, range of cream colour Shaker style units with complementary worktops, integrated fridge, double oven, gas hob with extractor hood, Stainless Steel single drainer sink with mixer tap, plumbing for washing machine and tumble drier, radiator, UPVC window to side and two UPVC windows to front aspect.

Lounge



Fitted carpet, radiator, fireplace with gas fire, understairs cupboard, fitted cupboards, door to kitchen diner, double glazed window to rear aspect.

Rear Entrance Hall

Fitted carpet, radiator, staircase with wood panelling detail to first floor, door to sitting room, door to rear porch.

Rear Porch

Fitted carpet, UPVC windows to side, UPVC door to rear.

First Floor

Landing

Fitted carpet, stairs to ground floor, UPVC window to side with views over the Forest of Bowland.

Bedroom One




Double bedroom with fitted carpet, radiator, UPVC window to rear aspect.

Bedroom Two




Double bedroom with fitted carpet, radiator, UPVC window to front aspect.

Bathroom



Tiled floor, heated towel rail, roll top bath with hand shower, wash basin, shower cubicle, WC, UPVC window with textured glass.

External

Front

Flagged patio area, outside tap, coal store, gravelled area, shared drive providing access to all four properties.

Rear



Gate providing access to parking and access along rear for all properties, flagged patio area, established trees, drystone wall boundary.

Side



Gravelled parking area for two cars, gate to side providing access to front of 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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £30.00 (inc. VAT)

per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

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.

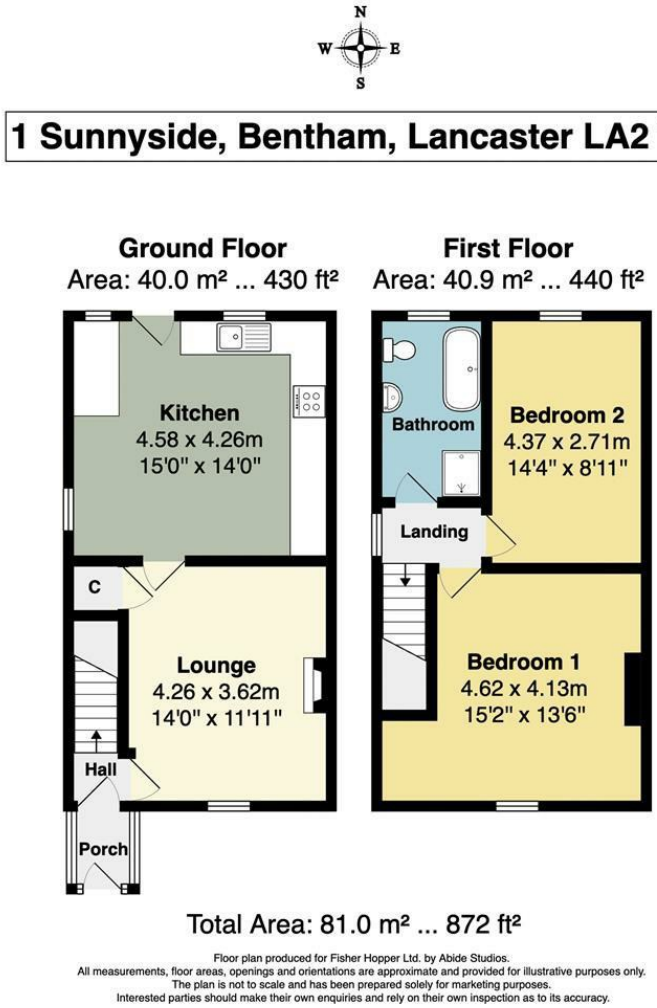
INTRODUCERS FEES
Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.
Lakes Mortgages of £250.00 + VAT for all successful introductions.

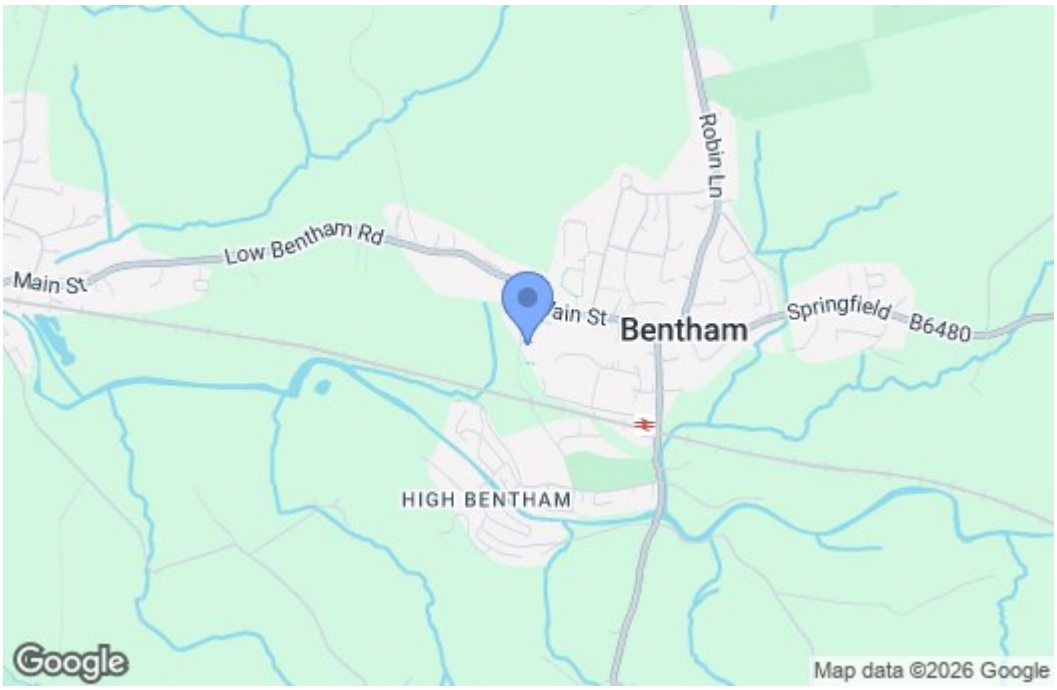
FISHER HOPPER
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Company Director: M. Alexander
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

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

