



BOWLAND VIEW, 2 SCHOLARS RISE, HIGH BENTHAM **£206,250**





BOWLAND VIEW, 2 SCHOLARS RISE, ROBIN LANE, HIGH BENTHAM, LA2 7FR

Spacious 2 bedroomed recently constructed (April 2021) detached bungalow available on a shared ownership basis with Housing 21 housing association.

The share available is 75% of the property with no further rental payments.

Well-presented and maintained property with interesting layout and quality fixtures and fittings throughout, ideal for retired buyers.

Although detached the property forms part of the sought after Bowland View Extra Care Complex. Eligible to be purchased by buyers 65+ or 55+ with a care need.

Providing independent living but allowing the owner to enjoy the popular on-site facilities, the availability of 24/7 on site care and support if needed, while also benefiting from convenience and peace of mind provided by the comprehensive service charge. This covers but is not limited to the building insurance and the maintenance of the external areas, including the roof, windows, and doors, as well as window cleaning, garden maintenance, and boiler servicing,

Ready for immediate occupation, decorated and presented to a good standard with upvc double glazed windows, central heating and modern bathroom and kitchen. No Onward Chain.

Pleasant gardens to the rear and side plus off-street parking and carport.

Located in a very convenient position at the entrance of the Bowland View development adjacent to Robin Lane, a short distance from the amenities of the town.

Bentham is a popular Market Town set amid scenic countryside on the edge of the Yorkshire Dales National Park and the Forest of Bowland which is an area of outstanding natural beauty.

The town has all local amenities including independent shops/pubs/cafes, pharmacy, doctors' surgery etc.

Transport links via rail to Lancaster 12 miles, Skipton 26 miles.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom.

Outside

Carport, Paved Parking Area, Walled/Fenced Boundaries, Rear Garden, Patio, Shed.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

5'8" x 8'6" (1.72 x 2.59) plus 8'6" x 4'5" (2.59 x 1.34)
plus 4'10" x 5'0" (1.47 x 1.52)

Slated covered entrance, solid external entrance door, spacious hallway, upvc double glazed window, large double doored cloaks cupboard, radiator, loft access.





Lounge:

11'0" x 16'7" (3.35 x 5.05) plus 4'3" x 9'4" (1.29 x 2.84)

Spacious room with upvc double glazed door with side panels out to rear garden, upvc double glazed gable window, radiator, 2 ceiling lights.



Kitchen:

15'4" x 9'2" max (4.67 x 2.79)

Range of modern kitchen base units with complementary worksurfaces, wall units, built in electric Zanussi Oven, electric Zanussi hob, and cooker hood, 1 ½ bowl sink with mixer taps, upvc double glazed side external entrance door, upvc double glazed window, recessed spot lights.





Bedroom 1:

13'6" x 12'0" (4.11 x 3.65)

Large double bedroom, upvc double glazed window, radiator, access to bathroom.



Bedroom 2:

12'7" x 7'1" (3.83 x 2.15)

Dual aspect with two upvc double glazed windows, radiator, double doored shelved cupboard.



Bathroom: Access from Main Bedroom and Hallway.

7'3" x 12'3" (2.21 x 3.73) plus 6'9" x 7'0" (2.05 x 2.13)

Large room with 4-piece white bathroom suite comprising bath, WC with hidden cistern, wall mounted wash hand basin, large walk-in shower enclosure with shower off the system with floor drain, upvc double glazed window, heated towel rail. this can accessed from the main bedroom and the hallway.





OUTSIDE:

Superb carport to the side, paved parking area, walled/fenced boundaries, rear patio area, artificial grass, good sized rear garden, shed, side path/garden. Bin store with room for 2 bins with gate so they are not visible.



AGE:

Approximately 2021.

Current On-Going Charges:

Service Charges £295.52 per month. Inclusive of an £83.33 monthly contribution to the sinking Fund.

Support Charge £15.85 per month.

24/7 Core support charges £40.67 per week.

Optional Care/Domestic Charges £28.92 per hour (Bank Holiday £40.67 Per Hour)

Purchasers have the option to opt out of the sinking fund contribution, reducing the monthly service charge to £212.19, with the sinking fund contribution becoming payable upon resale of the property.

Buildings Insurance: Included in the service charge.

Contents Insurance: Owner to source their own.

TV Licence: Communal for the site.

Bowland View:

Bowland View is a vibrant extra care scheme designed for people over the age of 55, living in an extra care scheme is different to living in a standard retirement home, you will have independent living in your own home, with the peace of mind that care and support is available 24/7 if you need it.

You will have your own privacy but also be able to be part of a thriving community by having the option to socialise in various communal areas with other residents.





Facilities include, on site hair salon, café/bistro, beautiful gardens, spacious residents lounge, guest suite for family visits, pets are able to move in with you.

Directions:

Leave the Bentham Office down Main Street, take first left on to Robin Lane, and 2 Scholars Rise, is the next right. A for sale board is erected.

Tenure:

Leasehold on a 999-year lease from 1st April 2021.

Services:

All mains' services are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available from 4 networks.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that the risk of flooding is very low.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

N.B. (Resale) When reselling the property, you initially need to go through Housing 21 and adhere to their conditions and processes, a ROCS Valuation is required.



Local Authority:
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ
Council Tax Band 'C'

2 Scholars Rise Bentham LANCASTER LA2 7FR		Energy rating B
Valid until 7 March 2032	Certificate number 8832-9337-4000-0688-1202	

Property type	Detached bungalow
Total floor area	81 square metres

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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