FISHER HOPPER
ESTATE AGENTS

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The Bungalow Burton Road, Lower Bentham, LA2 7EW

Offers Around £395,000

A well-presented detached bungalow offering three double bedrooms, including a principal bedroom with en-suite, spacious lounge and separate sitting room, fitted kitchen, conservatory, and house bathroom. Externally, the property benefits from a wraparound garden, off-road parking, and an attached garage.

Property Description

The Bungalow is a detached property sat on a generous elevated plot within Low Bentham just a short drive from High Bentham where there is a thriving community with a wide range of facilities and amenities, including doctors, dentist, pubs, cafes and shops. There are also excellent road and rail links from the towns rail station, A65 and M6.

Internally the property has two reception rooms, fitted kitchen and conservatory overlooking the garden. There are also three double bedrooms and house bathroom.

Externally there are well presented lawned gardens surrounding the house with established borders and apple trees. Integral garage and ample off road parking to the front.

Property Information

Tenure: Freehold
Council Tax Band: E
EPC Rating: D
Services: All mains
Broadband: Speeds available up to 1000mbps

Low Bentham Location

Low Bentham is a charming village situated on the western edge of North Yorkshire, close to the borders of Lancashire and Cumbria. The spectacular Yorkshire Dales National Park lies nearby, along with the Forest of Bowland—an Area of Outstanding Natural Beauty. Both the Lake District and Morecambe Bay are also within easy reach, offering excellent options for day trips and outdoor activities.

The village itself has a welcoming pub and is just over a mile from the wider amenities of High Bentham, which include shops, pubs, takeaways, post office, primary school, and medical surgery. High Bentham also benefits from a train station on the Leeds to Lancaster line, providing convenient rail connections.

For families, there are excellent secondary school options at Settle College and Queen Elizabeth School in Kirkby Lonsdale.

Ground Floor Accommodation

Entrance Porch

Tiled flooring and door to hallway, internal window and glazed door to hallway with textured glass, UPVC double glazed window and door to front aspect.

Hallway



Fitted carpet, loft access.

Sitting Room 19'9" x 11'10" (6.02 x 3.61)



Fitted carpet, 2 radiators, gas fireplace with tiled surround, tv point, door to reception 2, 2 UPVC double glazed windows to front and rear aspect.

Reception Room Two 19'9" x 8'10" (6.02 x 2.69)



Fitted carpet, 2 radiators, fireplace housing

electric fire, fitted shelves and cupboards, wall lights, TV point, 2 UPVC windows to side and rear aspect.

Kitchen 11'10" x 7'10" (3.61 x 2.39)



Vinyl flooring, radiator, range of high gloss wall and base units with complimentary worktops and under cupboard lighting, single drainer sink, integrated double oven, fridge/freezer and dishwasher, four ring induction hob with extractor hood over, double glazed window and stable door to conservatory.

Conservatory 11'6" x 9'10" (3.51 x 3.00)



Tiled flooring, timber steps into conservatory, air vents, UPVC double glazed windows and timber framed windows, polycarbonate roofing, two UPVC double glazed sliding doors to garden.

Bedroom One 11'10" x 11'5" (3.61 x 3.48)



Double room with fitted carpet, radiator, door to en suite, 2 UPVC double glazed windows to side and rear aspect.

En-suite Shower Room

Wood effect vinyl flooring, wash basin with vanity unit underneath, toilet, shower cubicle, extractor fan.

Bedroom Two 12'5" x 9'4" (3.78 x 2.84)



Double room with fitted carpet, radiator, 2 UPVC double glazed windows to side and front aspect.

Bedroom Three 12'5" x 9'5" (3.78 x 2.87)



Double room with fitted carpet, radiator, UPVC double glazed windows to front aspect.

Bathroom 7'10" x 6'10" (2.39 x 2.08)



Tile effect vinyl flooring, heated towel rail, wash basin, toilet, bath, cupboard housing boiler, UPVC window with textured glass.

Attached Garage 20'4" x 8'11" (6.20 x 2.72)

Up and over door. UPVC double glazed door to rear garden. Double glazed frosted window. Plumbed for washing machine and space for drier.

External

Front



Parking space to front of the garage. Well presented lawned area to front and side with established borders and apple trees. Low hedge to front.

Rear



Patio area to rear lawn. Established garden with heathers and other plants and bushes. Parking to side.

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.

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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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Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.
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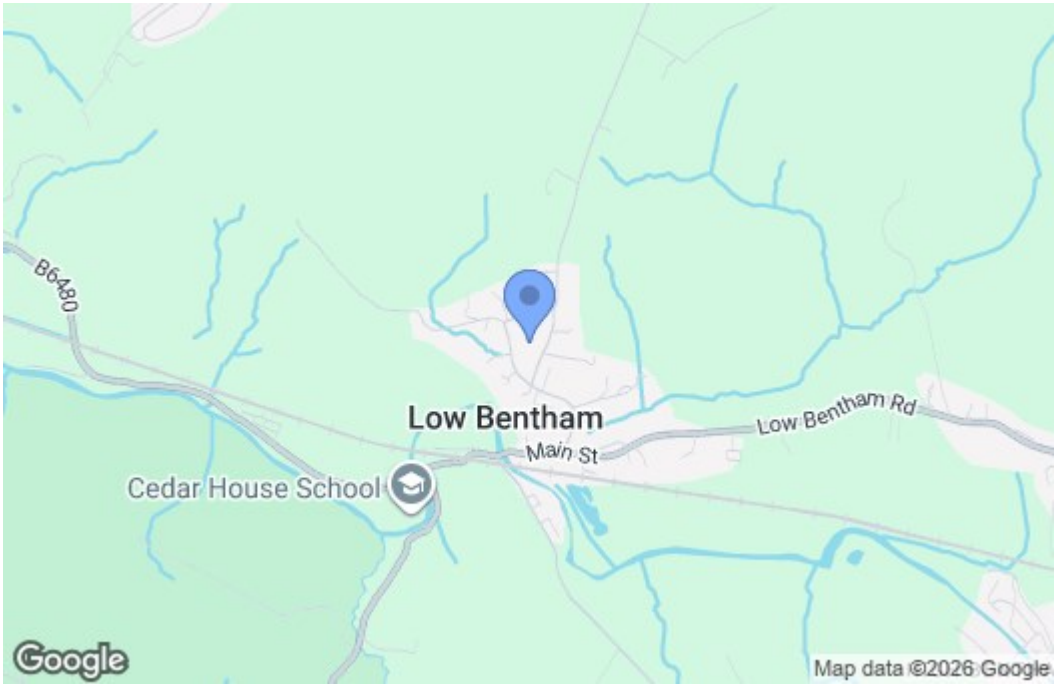
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FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

