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## 18 Mount Pleasant Terrace, LA2 7LB Offers In The Region Of £285,000

18 Mount Pleasant is an elegant Grade II listed semi-detached family home, featuring three bedrooms, period details, spacious living areas, and a charming garden. Currently undergoing a thoughtful restoration to bring back its original materials, the house seamlessly blends historic charm with modern comforts.

## Property Description

18 Mount Pleasant Terrace is an elegant Grade II listed semi-detached family home, featuring three bedrooms, period details, spacious living areas, and a charming garden. Ideally situated close to all the amenities in High Bentham, the property also falls within the catchment area for excellent secondary schools, including Settle College and QES in Kirkby Lonsdale.

The rear of the property offers expansive views of the rolling countryside and the Forest of Bowland beyond. Currently undergoing a thoughtful restoration to bring back its original materials, the house seamlessly blends historic charm with modern comforts.

The ground floor features a welcoming living room with a fireplace, a dining room adorned with a stunning ceiling rose and feature arches, and a hallway leading to an open-plan fitted kitchen and a rear porch.

Upstairs, a central landing connects three generously-sized bedrooms, a modern family bathroom, and an additional room currently used as a study, which could easily serve as a nursery.

Throughout the home, period features such as original panel doors, picture rails, and moulded architraves are beautifully preserved.

Outside, a ginnel provides access to the delightful rear garden, which includes well-kept lawns, mature borders, an outhouse, and a covered bin store. On-road parking is available at the front, with the option for off-road parking at the nearby auction mart through negotiation.

## Property Information

Freehold  
Grade II Listed  
Council Tax Band: C  
EPC Rating: D  
All mains services

## Ground Floor

## Living Room 13'10" x 12'7" (4.24 x 3.86)



Charming dual aspect living room with double glazed timber sash windows to the front and side aspects. Shutters to front aspect window. Part-glazed timber front door. Feature period fireplace housing multi fuel stove installed in 2023. Picture rail. Carpet. Radiator. Door to hall. Open to dining room.

## Dining Room 13'11" x 11'1" (4.24 x 3.38)

Double glazed timber sash window with shutters to the front aspect. Two feature arches with shelving to each side of chimney breast. Stunning central ceiling rose. Moulded architrave. Painted floor boards. Radiator.

## Hall

Inner hall with stairs rising to half landing with UPVC double glazed window to the rear aspect - stunning views. Access to open plan kitchen.

## Kitchen 24'1" x 10'8" (7.36 x 3.27)

Open plan kitchen featuring UPVC double glazed window to the rear aspect. Range of wall and base units. Space for cooker with extractor over. Space for fridge. Plumbing for washing machine. Stainless steel drainer sink. Concrete floor. Radiator. Part-glazed timber door to rear porch.

## Porch 3'8" x 10'11" (1.12 x 3.35)

Useful porch with UPVC double glazed door to the rear aspect and part-glazed timber back door. Built-in cupboard. Tiled floor.

## First Floor

### Landing

Central landing providing access to all first floor accommodation. Small built-in cupboard. Access to part-boarded loft. Carpet.

## Bedroom One 12'9" x 12'5" (3.89 x 3.78)

Generous double bedroom with single glazed timber sash window to the front aspect. Picture rail. Floor boards. Radiator.

### **Bedroom Two 12'9" x 11'2" (3.89 x 3.40)**

Another good double bedroom with single glazed timber sash window and secondary glazing to the front aspect. Picture rail. Carpet. Radiator.

### **Bedroom Three 11'10" x 8'0" (3.63 x 2.46)**

Smaller double or twin bedroom with UPVC double glazed window to the rear aspect and incredible views. Picture rail. Carpet. Radiator.

### **Study or Nursery 6'0" x 6'7" (1.85 x 2.03)**

Currently set up as a study with large UPVC double glazed window to the side aspect, this room could be adapted to provide a nursery. Built-in study desk with shelving over. Cupboard housing gas central heating boiler. High level built-in storage cupboard. Carpet. Radiator.

### **Bathroom 5'6" x 9'3" (1.70 x 2.82)**



Modern family bathroom with UPVC double glazed window to the rear aspect. Shower cubicle, bath, wash hand basin and WC. Extractor. High level built-in storage cupboard. Floor boards. Radiator.

### **External**



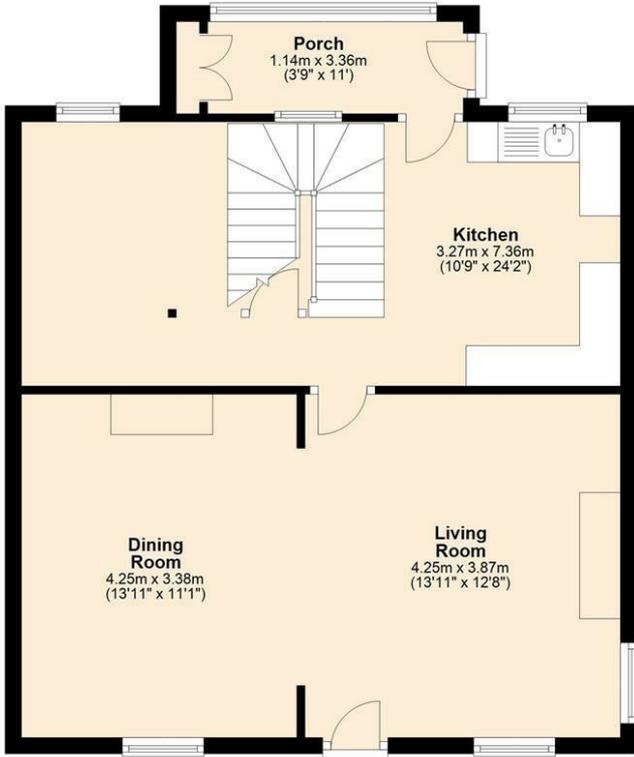
On-road parking to the front aspect. Gated ginnel to rear and further gate through to rear garden. The attached property has a right of way across the rear.

Solid construction external store with tap and covered bin storage space. Lawns and mature borders. Seating area.

# Floor Plan

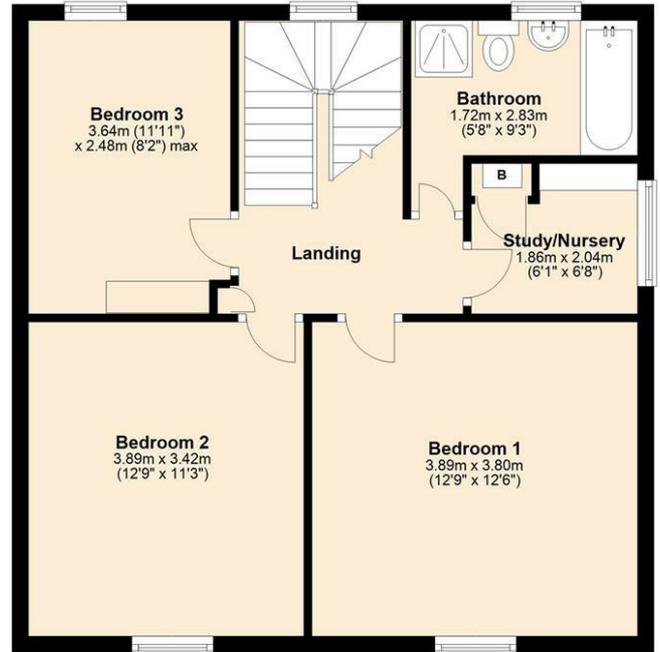
## Ground Floor

Approx. 60.2 sq. metres (647.6 sq. feet)



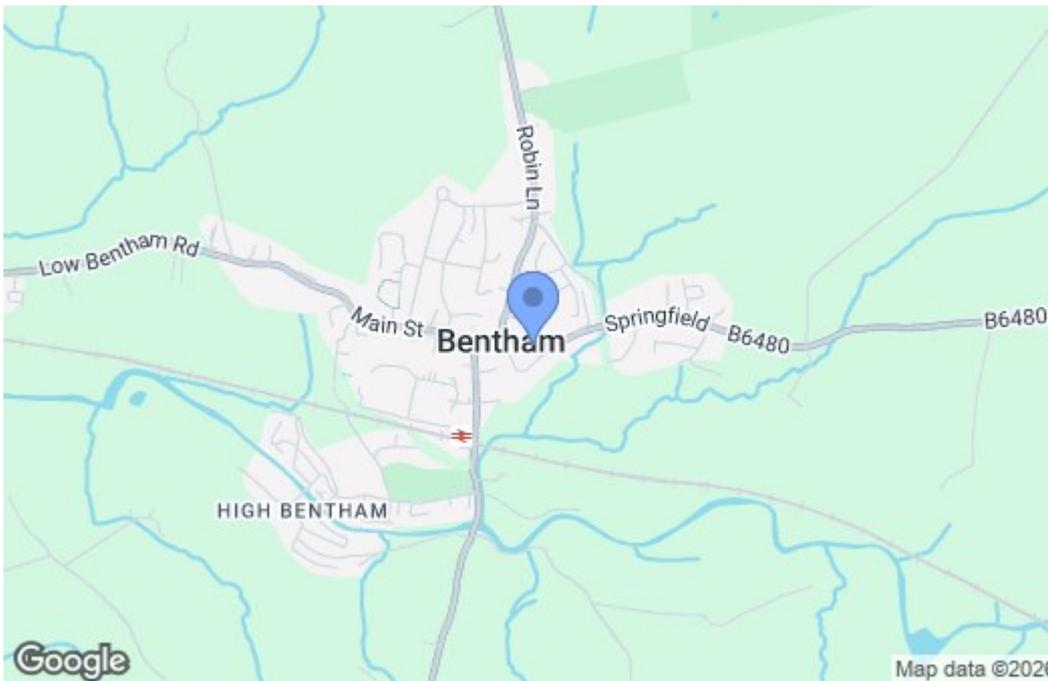
## First Floor

Approx. 56.5 sq. metres (608.5 sq. feet)



Total area: approx. 116.7 sq. metres (1256.1 sq. feet)  
**18 Mount Pleasant, Bentham**

## Area Map



## Energy Efficiency Graph

