FISHER HOPPER
ESTATE AGENTS

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2 Holme Park, Bentham, LA2 7ND

Offers In The Region Of £235,000

Spacious and well-presented three-bedroom end-terrace property, ideally located within walking distance of local shops, cafés, pubs and everyday amenities. Featuring a living room, dining area, modern fitted kitchen and conservatory, the property also benefits from an enclosed front garden, rear yard and garage.

2 Holme Park

Welcome to 2 Holme Park, a spacious and beautifully presented end-terrace property, ideally situated in a quiet location just a short walk from a range of local shops, cafés, pubs and everyday amenities.

The well-proportioned accommodation comprises a comfortable living room, dining area, modern fitted kitchen and conservatory, together with three good-sized bedrooms and a contemporary family bathroom.

Externally, the property benefits from a generous enclosed front garden, an enclosed rear yard and a garage, offering a range of practical and attractive outdoor space to complement the accommodation.

Property Information

Tenure: Freehold
Council Tax Band: C
EPC Rating: C
Services: All mains
Broadband: Speeds available up to 80mbps

High Bentham

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.

Ground Floor

Tile effect vinyl flooring, 2 double glazed windows to front and side, external double glazed door to side aspect.

Sitting Room



Fitted carpet, radiator, stone fireplace with stone hearth housing modern electric fire stove, recessed alcoves framed by exposed stone arch, staircase to first floor, double glazed window, double glazed door with textured glass to front aspect.

Kitchen



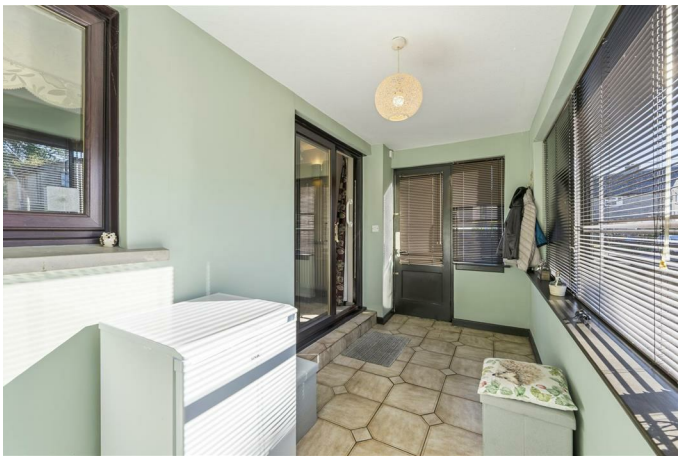
Wood effect vinyl flooring, range of wall and base units, 1.5 drainer sink, integrated hob with electric fan over, integrated oven, fridge and dishwasher, double glazed window to conservatory.

Dining Room



Fitted carpet, radiator, wall lights, exposed stone arch to kitchen and sitting room, sliding double glazed door to conservatory.

Conservatory



Tiled flooring, plumbing for washing machine, space for freezer, 2 glazed windows to rear and side, glazed door to rear yard.

First Floor

Landing

Fitted carpet, access to all bedrooms and bathroom, double glazed window to side aspect.

Bedroom One



Fitted carpet, radiator, double glazed window to front aspect.

Bedroom Two



Fitted carpet, radiator, dado rail, double glazed window to rear aspect.

Bedroom Three



Fitted carpet, radiator, built-in cupboard housing boiler, double glazed window to front aspect.

Shower Room




Newly fitted with vinyl flooring, wall-mounted vanity unit with integrated wash basin, toilet, walk-in shower with hand shower, double glazed window with textured glass to rear aspect.

External

Front



Good size garden with lawn, established borders, shrubs and trees, path and gate access to rear yard.

Rear



Enclosed stone flagged yard, rotary washing line.

Garage

Single garage to rear, newly fitted electric door.

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:

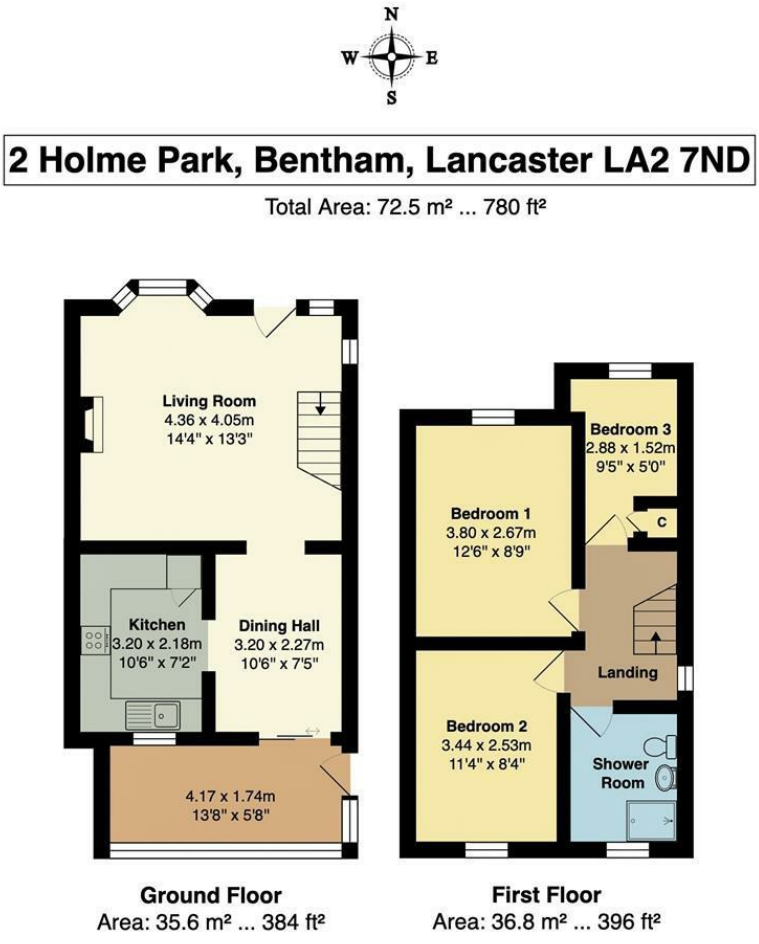
Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.
Lakes Mortgages of £250.00 + VAT for all successful introductions.

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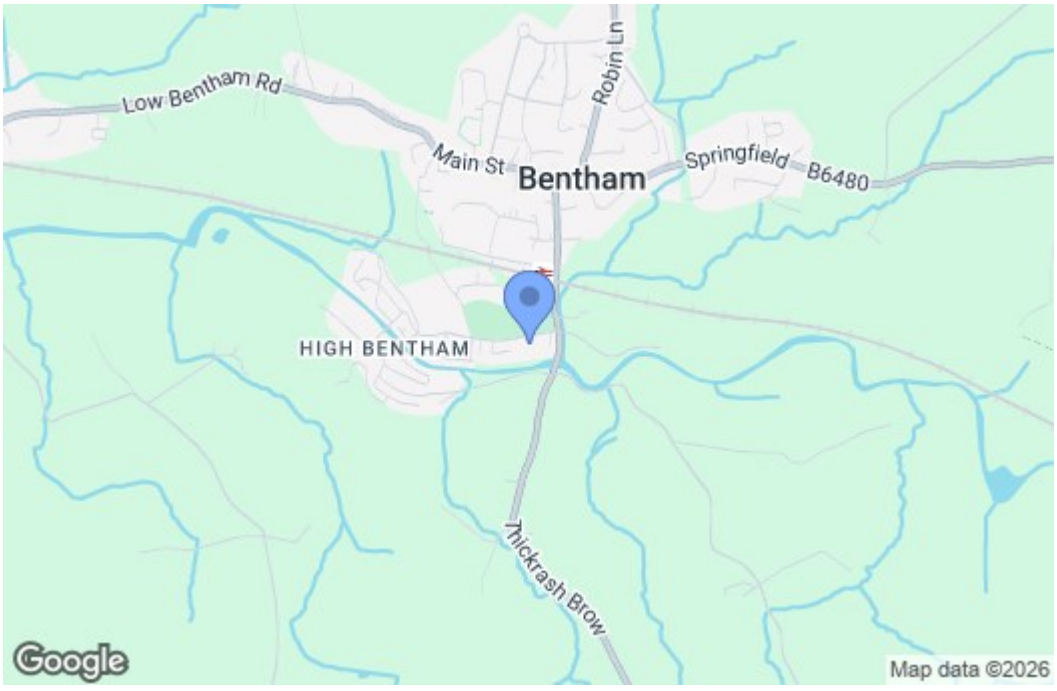
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Company Director: M. Alexander
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FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

