



**19 GREENFOOT LANE, LOW BENTHAM**  
**£475,000**



▲ ESTATE AGENTS ▲ VALUERS ▲ [www.neilwrightestateagents.co.uk](http://www.neilwrightestateagents.co.uk) ▲



## **FELLSIDE, 19 GREENFOOT LANE, LOW BENTHAM, LA2 7EQ**

Newly constructed architecturally designed 3/4 bed roomed stone-faced detached house located in stunning position on the edge of Low Bentham Village on a small cul-de-sac development of 3 houses.

Spacious well-planned accommodation, light and airy with quality fixtures and fittings throughout ready for immediate occupation.

Floor area extending to 147m<sup>2</sup> (1590ft) laid over two floors excluding integral garage.

Upvc double glazed windows and external doors, gas fired central heating with under floor heating to the ground floor.

Exceptionally spacious entrance hall leading through to open plan lounge and breakfast kitchen, with extensive range of kitchen units in a contemporary style with integral appliances, plus utility room and cloak/WC to the ground floor.

First floor wide landing with access to three large double bedrooms of which one have ensuite shower rooms plus small 4<sup>th</sup> bedroom/office, four-piece modern house bathroom.

Outside landscaped gardens around the property with tarmacked driveway parking, integral garage, patio areas and lawns.

Well-constructed house by reputable builders, well worthy of internal/external inspection to fully appreciate the size, design, quality and location.

Situated in a tranquil position with access to open countryside yet within easy access of the village and High Bentham which has all local amenities including railway station with links to Lancaster, Skipton and Leeds.

Low Bentham is a popular village located on the edge of The Forest of Bowland Area of Natural Beauty and within 4 miles of the Yorkshire Dales National Park.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor:**

Entrance Hall, Living Room, Kitchen/Dining Room, Utility Room, WC.

#### **First Floor:**

Landing, 4 Bedrooms 1 Ensuite, House Bathroom.

#### **Outside**

Integral Garage, Driveway Parking, Side Garden, Rear Garden, Patio.

### **ACCOMMODATION:**

#### **GROUND FLOOR:**

##### **Hallway:**

16'3" x 7'11" (4.96 x 2.41)

Paved level access with upvc part glazed external entrance door, with double glazed side panel, spacious entrance with staircase to the first floor, underfloor heating controls in cupboard, recessed spot lights.





### **Living Room:**

13'1" x 11'9" (4.00 x 3.59)

With upvc double glazed window, open through to kitchen dining room.



### **Kitchen Dining Room:**

21'7" x 14'8" (6.57 x 4.48)

Spacious room with range of modern kitchen base units with complementary worksurfaces, wall units, island unit with induction hob with extractor over breakfast bar, built in Zanussi double electric oven, 1 ½ bowl stainless steel sink with mixer taps, Zanussi dishwasher, built in fridge/freezer, upvc double glazed doors with glazed side panels out to the rear garden, two upvc double glazed windows, space for large table.



### **Utility Room:**

11'1" x 9'8" (3.39 x 2.95)

With range of kitchen base units with complementary worksurfaces, plumbing for washing machine, stainless steel sink with mixer taps, tall, shelved unit, upvc double glazed window, upvc half glazed rear external entrance door, access to garage.





### **Cloakroom/WC:**

7'7" x 3'1" (2.30 x 0.95)

With low flush WC, wall mounted wash hand basin, upvc double glazed window, tiled walls to dado, tiled flooring.



### **FIRST FLOOR:**

#### **Landing:**

14'1" x 8'0" (4.29 x 2.44)

With access to 4 bedrooms and house bathroom, upvc double glazed window, radiator, loft access with ladder.



#### **Bedroom 1:**

14'5" x 10'11" (4.40 x 3.32)

To the front, double bedroom, upvc double glazed window, radiator.



#### **Ensuite Shower Room:**

10'3" x 3'3" (3.13 x 0.99)

With shower enclosure with drencher shower over off the system, vanity wash hand basin, and low flush WC, heated towel rail. Tiled walls to dado, tiled flooring.

#### **Bedroom 2:**

14'9" x 13'1" (4.50 x 4.00)

To the front, double bedroom with dual aspect, two upvc double glazed windows, radiator.





### Bedroom 3:

16'11" x 11'9" (5.15 x 3.59)

To the rear, double bedroom with dual aspect, two upvc double glazed window, radiator.



### Bedroom 4/Office:

7'10" x 4'10" (2.40 x 1.48)

Single bedroom with upvc double glazed window, radiator.

### House Bathroom:

11'9" x 7'9" (3.59 x 2.36)

Well-appointed 4-piece bathroom, comprising large bath with tiled sides, large shower enclosure with drencher shower off the system, wall mounted wash hand basin, low flush WC, tiled walls, tiled floor, heated towel rail, upvc double glazed window.



### OUTSIDE:

Integral Garage: 17'11" x 11'1" (5.46 x 3.37)

With automatic door, upvc double glazed window, power and light, gas fired central heating boiler, rear access to utility room.

Tarmacked driveway parking, paved area, raised bed to the front, side garden paved and lawn, and enclosed rear garden with fenced boundaries and shrubbed hedges, and patio area, lawn.



**Directions:**

Enter Low Bentham village from High Bentham, turn right at the Sun Dial Public House on to Burton Road, go up the hill and at the top go left on to Greenfoot Lane, approximately 100 yards then turn left on to the development No19 is straight ahead. A for sale board is erected.

**Broadband:**

B4rn is installed.

**Tenure:**

Freehold with vacant possession on completion.

**Services:**

All mains' services are connected to the property.

**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.

**Local Authority:**

North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'E'

Energy performance certificate (EPC)		
Fellside 19 Greenfoot Lane LOW BENTHAM LA2 7EQ	Energy rating	Valid until: 9 November 2034
	<b>B</b>	Certificate number: 9340-3270-9490-2794-2355
Property type	Detached house	
Total floor area	145 square metres	



GROUND FLOOR  
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR  
810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 1759 sq.ft. (163.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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.  
Made with Metropix ©2025



[www.tpos.co.uk](http://www.tpos.co.uk)

Market Place  
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightstateagents.co.uk](mailto:settle@neilwrightstateagents.co.uk)

King's Arms Buildings  
15 Main Street High Bentham  
Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightstateagents.co.uk](mailto:bentham@neilwrightstateagents.co.uk)

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.

