



**BRENTWOOD, LOW BENTHAM
OFFERS OVER £400,000**



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BRENTWOOD, MAIN STREET, LOW BENTHAM, LANCASTER, LA2 7BY

A substantial five bedroomed stone-built end terrace house, located in a superb position in the centre of Low Bentham.

Spacious and well-planned accommodation laid over three floors with high ceilings and many interesting features. Quality fixture and fittings throughout, upvc glazed windows and gas fired central heating.

To the first-floor L Shaped entrance hall with feature staircase large reception rooms with stone fire place, good sized kitchen with appliances plus inner hallway to the ground floor

Wide, light landing, two double bedrooms, house bathroom and separate shower room to the first floor.

Three double bedrooms and landing to the second floor.

Outside there is ample parking for several vehicles with a detached garage.

A fantastic family home, well worthy of internal inspection to fully appreciate the size and condition.

Low Bentham is a popular village situated within scenic countryside approximately one mile from the market town of High Bentham adjacent to the Bowland area of Outstanding Natural Beauty. The village has a parish church, village hall and two public houses. A wider range of facilities are available in High Bentham including a railway station with links to Skipton, Leeds, Lancaster and Morecambe.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance hallway, lounge, breakfast kitchen, rear entrance hall, utility room.

First Floor:

Landing, 2 bedrooms, house bathroom, shower room.

Second Floor:

Landing, 3 bedrooms.

Outside:

Parking area for 5/6 vehicles, detached garage.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

3'5" x 14'10" (1.04 x 4.52) plus 6'8" x 14'0" (2.03 x 4.26)

L-shaped entrance hall with part glazed entrance door with fan light over, feature staircase to the first floor, understairs store cupboard, access to the lounge, kitchen, rear porch, radiator, ornate tiled floor.





Lounge:

22'5" x 13'0" (6.85 x 3.96)

Large room with 2 upvc double glazed windows open fire grate within feature stone fireplace on hearth, 2 ceiling lights, block wood flooring, Corniced ceiling.



Kitchen:

14'5" x 12'2" (4.39 x 3.70)

Good sized kitchen with range of modern white doored kitchen units with complementary work surfaces, wall units, 1½ bowl stainless steel sink with mixer taps, Stoves black range electric cooker with extraction hood, built-in fridge/freezer, built in dishwasher, radiator, upvc double glazed bay window.



Rear Entrance Hall:

6'8" x 8'4" (2.03 x 2.54)

Part glazed rear external entrance door, built in cupboards housing gas meter, upvc double glazed window and tiled floor.

Utility room:

7'0" x 7'0" (2.13 x 2.13)

With plumbing for washing machine, work surfaces, Upvc double glazed window and tiled floor.





FIRST FLOOR:

Landing:

6'6" x 16'0" (1.98 x 4.87) plus 7'0" x 4'0" (2.13 x 1.21)

Access to 2 bedrooms, house bathroom and shower room, upvc double glazed window, staircase to the second floor, radiator.



Bedroom 1:

12'5" x 12'0" (3.78 x 3.65)

Double bedroom, Upvc double glazed mullioned window, radiator.



Bedroom 2:

16'10" x 8'0" (5.13 x 2.43)

Double bedroom, upvc double glazed window, radiator.



House bathroom:

13'0" x 8'3" (3.96 x 2.51)

Large bathroom with 3-piece white bathroom suite comprising bath, WC, pedestal wash hand basin, radiator, Upvc double glazed window, cupboard housing gas fired boiler, cupboard with pressurised cylinder/airing space.





Shower room:

13'0" x 5'4" (3.96 x 1.62)

Shower enclosure with shower over off the system, low flush WC, pedestal wash hand basin, Upvc double glazed window and radiator.



Second Floor

Landing:

6'6" x 16'10" (1.98 x 5.13) plus 5'5" x 4'0" (1.65 x 1.21)

Spacious landing with galleried style, Upvc double glazed window, access to 3 bedrooms and loft access.



Bedroom 3:

13'0" x 11'3" (3.96 x 3.42)

Double bedroom, Upvc double glazed mullioned window, and radiator.



Bedroom 4:

12'0" x 12'5" (3.65 x 3.78)

Double bedroom, Upvc double glazed mullioned window, radiator.





Bedroom 5:

16'10" x 10'10" (5.13 x 3.30)

Large double bedroom, Upvc double glazed window, radiator.



Outside:

Gated access to parking area. Detached garage with up/over door, 12'3" x 18'4" (3.73 x 5.58), power/light. Forecourt parking. Off street parking for one vehicle to side of the property. **NB. Pedestrian access to neighbouring property.**



AGE: 1996

Directions:

From the Bentham office proceed down the Main Street to Low Bentham. Brentwood is located on the left-hand side. A 'For Sale' board is erected.

Tenure:

Freehold with vacant possession on completion.

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 chances of flooding are 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.

Local Authority:

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

Council Tax Band 'E'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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