FISHER HOPPER
ESTATE AGENTS

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3 Mount Pleasant, LA2 7JY

Offers Over £200,000

Spacious four-bedroom detached property in High Bentham, conveniently located close to local amenities.

The property comprises a sitting room, kitchen, four bedrooms, and a main bathroom. Outside, there is a front yard and an enclosed rear garden with a ginnel connecting the two.

In need of refurbishment and modernisation, this home offers a fantastic opportunity to create your dream living space.

Property Description

Welcome to 3 Mount Pleasant – a substantial four-bedroom semi-detached home located in the heart of the charming market town of High Bentham. Blending original character with a practical layout, this versatile property offers excellent potential for personalisation and modernisation.

Set over three floors, the home opens into a spacious lounge which leads through to a well-proportioned kitchen offering ample workspace and room for a dining table as well as direct external access to the side of the property—conveniently connecting both the front yard and rear garden.

On the first floor, you'll find two large double bedrooms along with a stylish, modern family bathroom. The top floor comprises the principal bedroom and an additional generously sized double room.

Outside, enjoy a private, low-maintenance rear garden with mature planting and a water feature.

With its central location, spacious layout, and scope to add your personal touch, 3 Mount Pleasant offers the perfect foundation to create a dream home tailored to your needs in a vibrant community setting.

Property Information

Tenure: Freehold
Council Tax Band: C
EPC Rating: E

High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

Ground Floor

Sitting Room




Fitted carpet, radiator, gas fire, fitted mantle, large double glazed window and UPVC door with stained glass panel to front aspect.

Kitchen




Fitted carpet, radiator, range of wall and base units, single drainer sink, integrated oven and hob, space for washing machine, staircase, double glazed window to rear aspect, external door to alley providing side access to front and rear.

First Floor

Landing




Fitted carpet, boiler, fitted shelves, radiator, staircase to second floor, double glazed window with textured glass to rear aspect.

Bedroom Two




Double room with floor covering, radiator, fitted shelf, recessed shelving, partition with opening

and 2 windows, double glazed window to front aspect.

Bedroom Three




Double room with fitted carpet, radiator, recessed shelving, fitted wardrobe, double glazed window to rear aspect.

Bathroom




Vinyl flooring, heated towel rail, wash basin, toilet, walk in shower cubicle, mirrored wall mounted vanity unit and wall mounted cupboard, double glazed window with textured glass to front aspect.

Second Floor

Landing
Fitted carpet, loft access, double glazed window to rear aspect.

Bedroom One




Double room with fitted carpet, radiator, walk in wardrobe with fitted shelves, double glazed window to front aspect.

Bedroom Four




Double room with fitted carpet, radiator, fitted shelves, double glazed window to rear aspect.

External

Front
Enclosed yard with gravelled area with pond, access via ginnel to rear.

Rear




Patio, water feature, steps leading to low maintenance gravelled seating area.

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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.

FISHER HOPPER
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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

