FISHER HOPPER
ESTATE AGENTS

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4 Sunnyside, LA2 7HU

Offers In The Region Of £350,000

A spacious four-bedroom end-terrace property, occupying a generous plot in a quiet location within High Bentham.

Extended over the years, the property offers three reception rooms, four bedrooms and well-presented accommodation with scope for some minor updating.

Externally, there is an extensive garden, garage and ample off-road parking for three to four vehicles, all conveniently located for the town's shops and amenities.

4 Sunnyside

Welcome to 4 Sunnyside, a spacious four-bedroom end-terrace property, occupying a generous plot within a quiet location in High Bentham.

Having been extended over the years, the property now offers particularly versatile accommodation, comprising four bedrooms and three reception rooms, making it well suited to family living.

The accommodation is presented in good order throughout, although there is scope for some minor updating and improvement, allowing a new owner to make their own mark.

Externally, the property really stands out, with an extensive garden, detached double garage and ample off-road parking for three to four vehicles. Conveniently located for High Bentham's range of shops, amenities and local facilities, the property offers a generous amount of space both inside and out.

High Bentham Location

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.

Property Information

Freehold
EPC Rating: D
Council Tax Band: D
Services: All mains
Please note: There is a voluntary contribution of £50 a year to 'The Friends of Ole Laney' which goes towards the ongoing upkeep of the road surface.

Environmental assessment undertaken and found no unacceptable PFAS exposure risk; particulars will be made available to legal representative.

Ground Floor

Utility Room



Tiled floor, range of base and wall units with worktop, plumbing for washing machine and tumble dryer, single Stainless Steel drainer sink, UPVC window to side.

Ground Floor Shower Room



Tiled floor, heated towel rail, WC, wash basin, UPVC window with textured glass.

Kitchen



Tiled floor, range of wall and base units with worktops, integrated dishwasher, fridge, double oven, gas hob with extractor, UPVC window to front, stable door to front.

Lounge



Wood laminate flooring, radiator, fireplace with gas fire, fitted cupboards, understairs cupboard, UPVC window to rear aspect, patio doors to rear patio.

Dining Room



Fitted carpet, fireplace, UPVC window to rear aspect.

Sun Room



Wood laminate flooring, UVPC windows and patio doors to side, polycarbonate roof.

First Floor

Landing

Fitted carpet, stairs to ground floor.

Bedroom One



Fitted carpet, radiator, fitted wardrobe, UPVC window to rear aspect.

Bedroom Two



Fitted carpet, radiator, UPVC window to rear aspect.

Bedroom Three



Fitted carpet, radiator, airing cupboard housing hot water cylinder, UPVC window to front aspect.

Bedroom Four



Fitted carpet, radiator, UPVC window to front aspect.

Bathroom



Tiled floor, heated towel rail, whirlpool bath with hand shower, WC, double wash basins with vanity unit, UPVC window with textured glass.

External

Garage & Parking





Gated entrance to drive with parking for 4 to 5 cars, double garage.

Garden




Extensive private garden to three sides with lawns, established beds, fruit trees and patio areas.

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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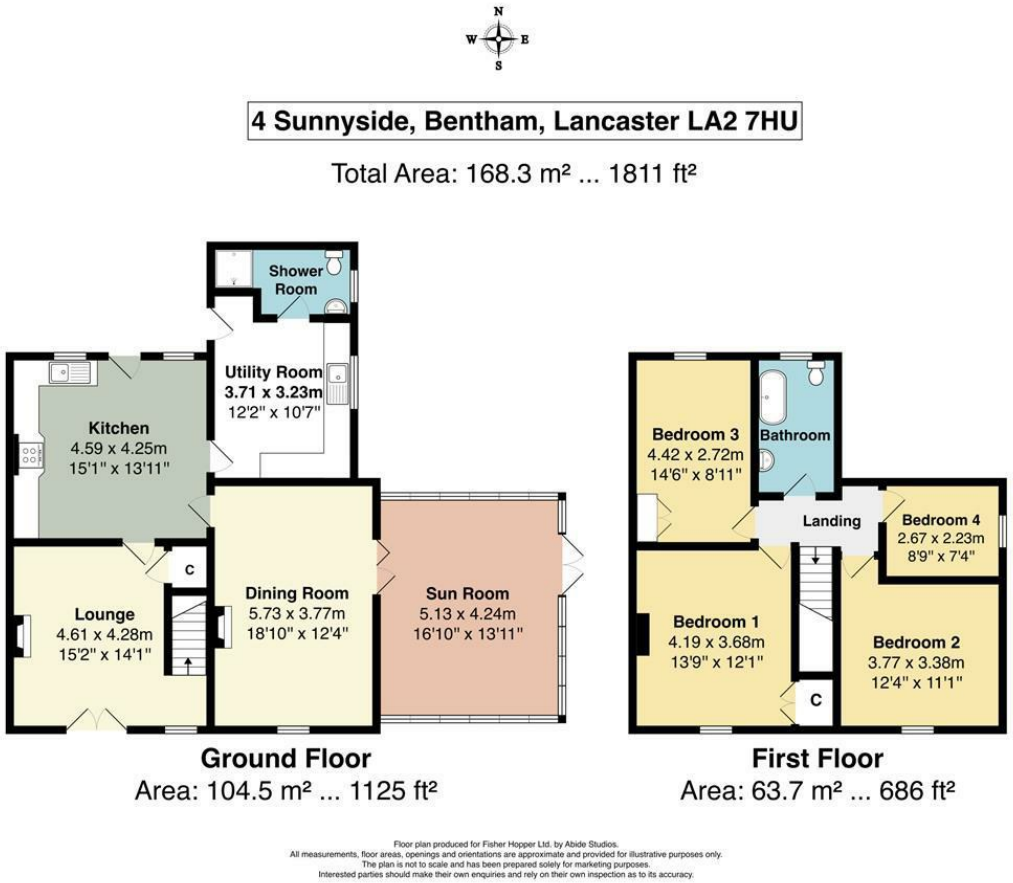
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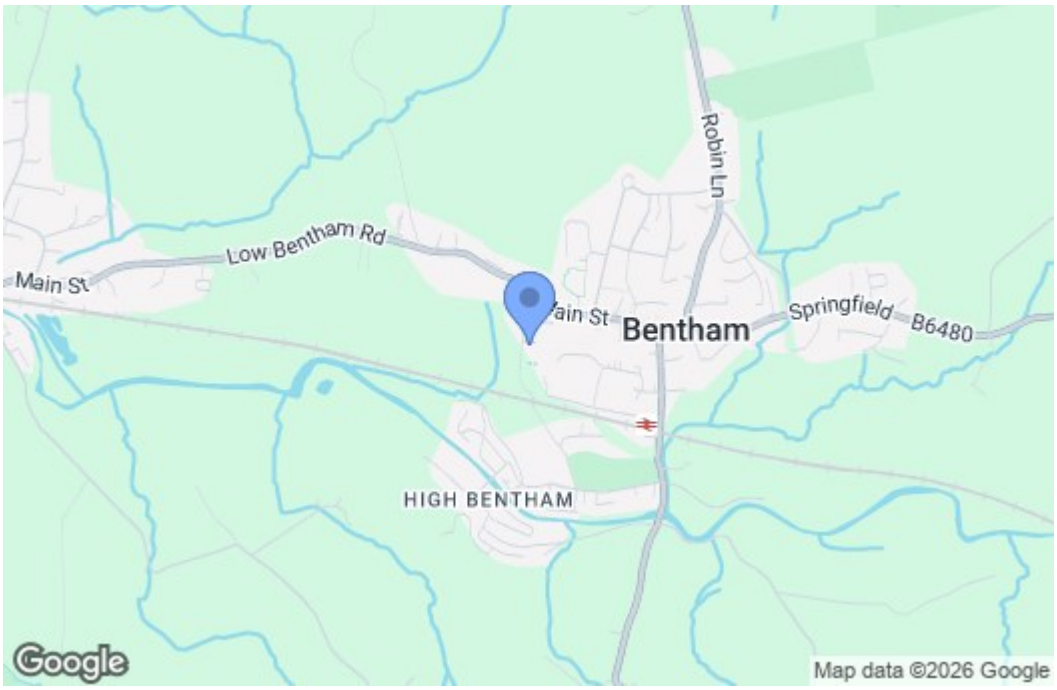
FLOOR PLANS

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

