



**2 SPRINGFIELD, HIGH BENTHAM**  
**£415,000**





## 2 SPRINGFIELD, HIGH BENTHAM, LANCASTER, LA2 7BA

Well-presented 2 double bed roomed extended stone-faced detached bungalow located in a superb, secluded position on the edge of Bentham offering spacious accommodation on one level.

Potential to create further bedrooms if required subject to the necessary approvals.

Spacious wide entrance hall with large living room off, kitchen with range of units and appliances, rear garden room extension, 2 double bedrooms and house bathroom.  
Outside driveway access off Springfield, parking for several vehicles, patio area, stone faced garage and carport and manageable rear garden.  
Static caravan is included if required with approval for occupiers use.

Double glazed windows, electric heating system.

Decorated and presented throughout to a high standard ready for immediate occupation with no onward chain.

High Bentham is a popular and busy Market Town set amid stunning countryside on the edge of the Forest of Bowland Area of Outstanding Natural Beauty and The Yorkshire Dales National Park.

The town has all local amenities such as independent shops, pubs, cafes, community groups, town hall, churches etc.

Transport links via railway station to Lancaster, Leeds, and Skipton.

Well worthy of internal inspection to fully appreciate the size, layout and position.

### ACCOMMODATION COMPRISES:

#### Ground Floor:

Central Hallway, 2 Double Bedrooms, Lounge, Kitchen, Sunroom, House Bathroom.

#### Outside

Gated Access Mature Hedged Boundaries, Front/Side Parking Area, Car Port, Detached Garage, Patio, Rear Garden Area, Vegetable Garden.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Central Hallway:

20'3" x 4'3" (6.17 x 1.29)

Part glazed wooden external entrance door, wide hallway, large double doored cloaks cupboard, shelved cupboard, electric storage heater, coved ceiling, loft access to large loft area, access to principal rooms.





### Lounge:

16'2" x 12'8" (4.92 x 3.86) plus 4'5" x 7'5" (1.34 x 2.26)

Large light and airy room with double glazed aluminium sliding door with access to sunroom, open fire grate in feature stone fireplace, with stone mantle, tiled hearth, coved ceiling, electric storage heater, wall lights.



### Kitchen:

13'5" x 11'9" (4.08 x 3.58)

Large kitchen with extensive range of kitchen base units with complementary worksurfaces, wall units, island unit with built in fridge/freezer, Zanussi double oven, Zanussi electric hob, extractor fan, stainless steel sink with mixer taps, half glazed door to the sunroom extension, tiled floor, two double glazed windows, integrated washing machine and dryer.



### Sun Room:

6'10" x 26'9" (2.08 x 8.15)

Large rear extension with four upvc double glazed windows, aspects over the garden, 2 Velux roof lights, 2 useful store cupboards 1. 4'0" x 2'0" (1.21 x 0.61) 2. 4'0" x 4'0" (1.21 x 1.21)  
Tiled floor/carpeted area, half glazed rear external door.





### Bedroom 1:

12'8" x 10'10" (3.86 x 3.30)

Double bedroom, dual aspect with 2 wood double glazed windows, range of build in bedroom furniture, coved ceiling, electric storage heater.



### Bedroom 2:

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

Double bedroom, dual aspect 2 double glazed windows, electric storage heater, coved ceiling.



### House Bathroom:

13'0" x 6'4" (3.96 x 1.93)

Well-appointed with 4-piece bathroom suite comprising tub bath, shower enclosure with electric shower over, pedestal wash hand basin, WC, tiled walls, double glazed side window, electric storage heater, cylinder cupboard, shelved with factory insulated cylinder with immersion heater.





**OUTSIDE:**

Gated access on to Springfield with mature hedged boundary to the front. Side front gravelled parking area for several vehicles, free standing carport. Stone faced under slated roof detached garage with double doors to the front.

**Garage:** 14'0" x 20'0" (4.26 x 6.09) with side door, power and light. Front pleasant gravelled/paved for garden, steps up to the front door, raised flower beds. Side area with separate entrance to Springfield, green house, static van auxiliary to main house, with plumbing and power.



**Rear:**

Large Patio area with steps up to the rear door, rear garden area laid to lawn see plan below for size of garden.





**N.B:** The additional rear garden area as marked off is available by negotiation and has the benefit of planning permission for 2 detached houses. Planning number 26/01346/PIP

**AGE:**

Approximately 1990's

**Directions:**

Leave the Bentham office up the Main Street past Mount Pleasant on to Springfield No 2 is located on the right-hand side. A For Sale Board is erected.

**Tenure:**

Freehold with vacant possession on completion.

**Services:**

Mains electric, water, and drainage are connected.

**Internet/Mobile Coverage:**

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available.

**Flooding:**

[Check for flooding in England - GOV.UK](#) shows that the risk of flooding is 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.

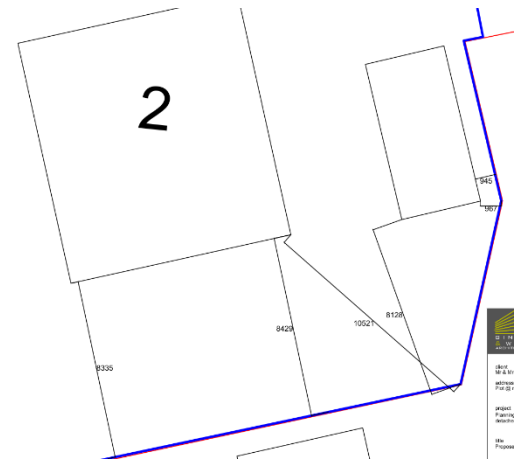
**Marketing:**

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 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  
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BD23 1FJ

Council Tax Band 'D'



## GROUND FLOOR



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.  
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