



25 SPRINGFIELD CRESCENT, HIGH BENTHAM
£215,000





25 SPRINGFIELD CRESCENT, HIGH BENTHAM, LA2 7BD

3 bedroomed semi-detached bungalow located in a pleasant, elevated position on a small cul-de-sac development on the edge of High Bentham.

Well planned accommodation with good sized lounge to the front with open views across the green, kitchen, 3 bedrooms and shower room, plus porches to the front and side. Upvc double glazed windows and gas fired central heating are installed.

Ideal property for retired buyer, downsizing, second home or investment property. Some modernisation is required but the property offers huge potential.

Mature garden, side shared driveway, garage and enclosed rear garden (paved).

Well worthy of internal inspection to appreciate the size and layout as well as the views. Popular residential area approximately half a mile from the centre of town.

High Bentham is a popular Market town set amid scenic countryside on the edge of Bowland Area of Outstanding Natural Beauty and near to the Yorkshire Dales.

The town has all local amenities including independent shops, pubs, churches, town hall, plus railway station with links to Lancaster, Skipton and Leeds.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Porch, Lounge, Kitchen, Inner Hallway, 3 Bedrooms, Shower Room.

Outside

Fore-garden, Sitting Area, Shared Side Driveway, Detached Garage, Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

3'9" x 7'7" (1.14 x 2.31)

With external entrance door, upvc double glazed window, tiled floor, and upvc double glazed inner door.

Lounge:

14'1" x 11'7" (4.29 x 3.53) 6'1" x 10'11" (1.85 x 3.32)

Large room with upvc double glazed picture window with superb views, flame effect gas fire within marble surround and hearth, coved ceiling, radiator.





Kitchen:

10'2" x 8'0" (3.09 x 2.43)

Range of kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, radiator, side door to side porch, electric cooker point, radiator, upvc double glazed window, glazed inner door.



Side Porch:

3'2" x 2'4" (0.96 x 0.71)

Glazed external door, double glazed window.

Inner Hallway:

11'10" x 4'8" (3.60 x 1.42) plus 3'9" x 2'10" (1.14 x 0.86)

With access to 3 bedrooms and shower room, useful cloaks store cupboard 5'0" x 2'4" (1.52 x 0.71).



Bedroom 1:

8'10" x 14'7" (2.69 x 4.44)

Double bedroom, upvc double glazed window, radiator, built in wardrobe.





Bedroom 2/Study:

7'8" x 13'0" (2.33 x 3.96)

With double glazed patio doors with access to the rear garden, radiator, coved ceiling, loft access.



Bedroom 3:

8'9" x 8'0" (2.66 x 2.43) recess.

With upvc double glazed window, radiator.

Shower Room:

7'10" x 6'1" (2.38 x 1.85)

With shower enclosure with electric shower over, pedestal wash hand basin, WC, upvc double glazed window, and radiator, tiled walls, tiled floor, shelved cupboard.



Loft Space:

With access housing gas central heating boiler.

OUTSIDE:

Pleasant fore-garden to the front of the property, with flower beds and sitting area, shared side driveway, detached garage 8'4" x 16'4" (2.54 x 4.97) with new roof, power and light, enclosed rear paved garden.



**AGE:**

Approximately 1970's

Directions:

Leave the Bentham Office up the Main Street, on to Mount Pleasant and Springfield, turn left in to Spring Field Crescent take the second right and No 25 is 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.

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/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 'C'

25 Springfield Crescent Bentham LANCASTER LA2 7BD		Energy rating D
Valid until 13 May 2036	Certificate number 0136-1425-3600-0463-2206	

Property type	Semi-detached bungalow
Total floor area	78 square metres



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Market Place

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