FISHER HOPPER
ESTATE AGENTS

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Ashley Low Bentham Road, Bentham, LA2 7BN

Offers In The Region Of £305,000

Spacious three-bedroom semi-detached home in a quiet, convenient location close to Bentham, set on a generous plot with far-reaching views. Offering well-proportioned accommodation including a sun room, separate reception rooms and a modern shower room, the property also benefits from gardens to front and rear, a garage, useful store and ample off-road parking for multiple vehicles.

Ashley

Welcome to Ashley, a spacious three-bedroom semi-detached home, quietly positioned just a short walk from the centre of Bentham. Occupying a generous plot, the property enjoys spectacular far-reaching views, offering a wonderful blend of convenience and countryside living.

The accommodation is well-proportioned throughout and comprises a galley kitchen, bright sun room and separate sitting and dining rooms to the ground floor. To the first floor are two double bedrooms and a single bedroom with fitted furniture, together with a modern shower room.

Externally, the property benefits from a single garage, useful store and gardens to both the front and rear. Ample off-road parking is available, with space for up to three vehicles.

Property Information

Tenure: Freehold
EPC Rating: D
Council: North Yorkshire
Council Tax Band: D
Services: All mains service
Broadband: Speeds available up to 80mbps

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.

Ground Floor

Entrance Hall

Door to front, fitted carpet, radiator, staircase to first floor, under stairs cupboard, door to cupboard.

Dining Room

Fitted carpet, radiator, double glazed bay window to front aspect.

Sitting Room

Fitted carpet, two radiators, open fire with stone surround and marble hearth, fitted cupboards and bookshelves, door to sun room, double glazed bay window with views over garden and open countryside.

Kitchen

Tile effect flooring, galley kitchen with range of wall and base units, integrated single oven, hob and pull out extractor hood, 1.5 stainless steel drainer sink, plumbing for washing machine, slimline dishwasher, space for under counter fridge, double glazed window to front aspect.

Sun Room

Tile effect flooring, radiator, door to sun room, double glazed sliding patio door to rear garden with stunning views over open countryside.

First Floor

Landing

Fitted carpet, airing cupboard, loft access, double glazed window on half landing.

Bedroom One

Fitted carpet, radiator, fitted wardrobes, double glazed window to rear with spectacular views over open countryside.

Bedroom Two

Fitted carpet, radiator, fitted furniture, double glazed window to front aspect.

Bedroom Three

Fitted carpet, fitted furniture, double glazed window to side aspect.

Shower Room

Modern shower room with tile effect vinyl flooring, wash basin with vanity unit, walk in shower, toilet, access to eaves storage, double glazed window to side aspect with textured glass, extractor fan.

External Space

Front Garden

Well maintained front garden with lawn, established beds including large raised bed.

Parking

Tarmac drive providing parking for 2 to 3 cars.

Garage & Store

Concrete floor, light and power, up and over door, timber door off entrance porch, double glazed window to rear, UPVC door to rear garden.

Rear Garden

Large enclosed rear garden with raised patio seating area, lower lawned area, established beds.

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 £25.00 (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.

You can pay this fee securely online at:
https://shorturl.at/zAqJj

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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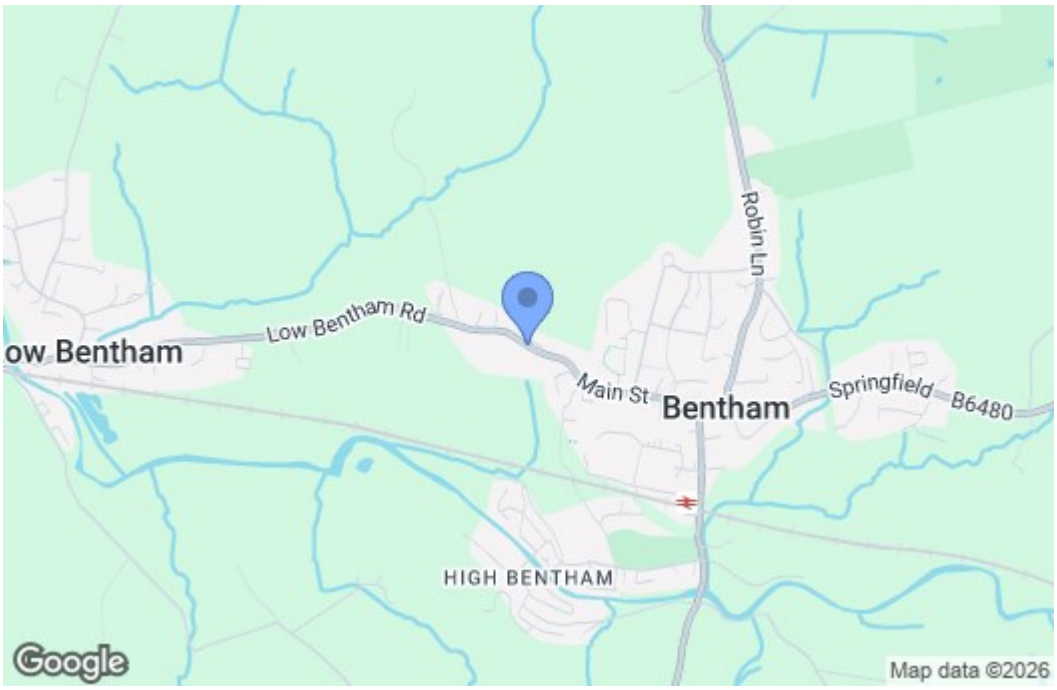
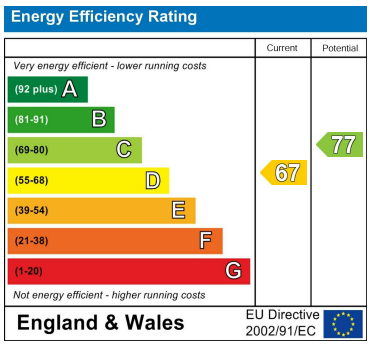
FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

Area Map



Energy Efficiency Graph



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