



INGLEFIELD, 57 ROBIN LANE, HIGH BENTHAM
£495,000



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INGLEFIELD, 57 ROBIN LANE, HIGH BENTHAM, LANCASTER, LA2 7AG

Substantial 5 bedroomed stone built Edwardian semi-detached house located in a superb, elevated position on the edge of town with a quarter of a mile of the town's amenities.

Spacious well planned family sized accommodation extending to approximately 2700 feet ² laid over 4 floors with many quality fixtures and fittings evident throughout.

Light and airy rooms decorated and presented to a high standard with double glazed/secondary glazed windows and gas fired central heating.

Standing within a large plot extending to approximately an eighth of an acre of mature, landscaped gardens with private parking for several vehicles plus garage.

Outstanding views to the front towards Ingleborough.

Quality property which can only be fully appreciated by internal inspection to experience the size and grandeur, quality fixtures and elegant layout. Plus external inspection to appreciate the position of the house and gardens.

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

The town has all local amenities including Independent Shops, Pubs etc, townhall, doctors' surgery, churches etc.

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

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Morning Room, Sitting Room, Dining Room, Kitchen, Shower Room, Garage.

Lower Ground Floor:

Utility Room, Workshop, Store.

First Floor:

Landing, 3 Bedrooms, House Bathroom.

Second Floor:

Landing, 2 Bedrooms.

Outside

Unrestricted Street Parking, Large Rear Garden/Parking and Turning Area to the Front for Several Vehicles.





ACCOMMODATION:

GROUND FLOOR:

Central Hallway:

11'9" x 17'4" (3.58 x 5.28)

Stained glass wide external entrance screen door with side panels and fanlight. Featured pine staircase to the first floor, coved ceiling, radiator, pine internal doors, access to principal rooms, access to lower ground floor.



Morning Room:

16'1" x 15'3" (4.91 x 4.65)

Spacious room with double glazed bay screen window, open fire grate with marble inset/hearth, wood fire surround, picture rail, coved ceiling, wood flooring and radiator.



Sitting Room:

19'9" x 14'1" (6.02 x 4.29)

With double glazed double doors with access to the rear garden, flame effect gas fire with tiled inset and hearth with wood fire surround, coved ceiling, picture rail, and radiator.





Dining Room:

13'1" x 12'2" (4.00 x 3.71)

Built in dresser unit, gas stove in recessed fireplace, window, tiled floor, external half glazed door to rear garden, double glazed window.



Kitchen:

9'5" x 7'11" (2.88 x 2.41)

Range of modern kitchen base units with complementary wood worksurfaces, wall units, 2 bowl stainless steel sink with mixer taps, built in double electric oven, 5 ring gas hob, extraction hood, built-in dishwasher, double glazed window, kitchen designed and fitted by H & M Kitchens of Ingleton.



Shower Room:

With shower enclosure with power shower, pedestal wash hand basin, WC, Heated towel rail, 3 Velux Roof lights and radiator.





LOWER GROUND FLOOR:

Utility Room:

13'9" x 10'1" (4.20 x 3.08)

With Belfast sink, plumbing for washing machine and dryer, single glazed window, gas boiler, radiator and door to garden, garage and stores.



Workshop:

19'0" x 13'6" (5.80 x 4.12)

Useful workshop and storage area with single glazed window, and radiator

FIRST FLOOR:

Landing:

Access to 3 bedrooms and house bathroom, Staircase to second floor.



Bedroom 1:

17'0" x 14'3" (5.18 x 4.34)

Double bedroom, with secondary glazed window, feature fireplace, radiator and picture rail.





Bedroom 2: Front

15'3" x 13'7" (4.65 x 4.14)

Double bedroom, with secondary glazed window, radiator, and picture rail.



Bedroom 3:

11'11" x 10'3" (3.64 x 3.13)

With secondary glazed window with views, radiator, picture rail.



House Bathroom:

13'0" x 12'4" (3.96 x 3.75)

Large room with 4-piece bathroom suite comprising bath with shower over, vanity wash hand basin, WC, bidet, secondary glazed window, shelved cylinder cupboard, and radiator.





SECOND FLOOR:

Landing:

11'3" x 12'0" (3.42 x 3.65)

Access to 2 bedrooms, secondary glazed window, eaves storage.



Bedroom 4:

29'5" x 14'6" (8.96 x 4.41)

Double bedroom through room with reduced eaves, 3 Velux roof lights, radiator, eaves storage to both sides.



Bedroom 5:

13'0" x 12'10" (3.97 x 3.92)

Single bedroom, reduced eaves, Velux roof light, radiator.



OUTSIDE:

Garage:

21'4" x 12'6" (6.50 x 3.80)

With up/over door, power and light.



Forecourt parking for several vehicles to the front, attached garage, large mature tended rear gardens with patio areas, formal garden, lawned garden and wooded area.



AGE:

Approximately 1910

Directions:

Leave the Bentham Office down Main Street, turn left on to Robin Lane, go up the hill and pass the turning for Lakeber Drive, and no 57 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 from 4 networks.

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 'F'

57 Robin Lane Bentham LANCASTER LA2 7AG		Energy rating D	
Valid until 29 July 2035		Certificate number 2152-1491-7591-1411-6614	
Property type		Semi-detached house	
Total floor area		293 square metres	



BASMENT
677 sq.ft. (62.9 sq.m.) approx.



GROUND FLOOR
1444 sq.ft. (134.2 sq.m.) approx.



TOTAL FLOOR AREA: 3579sq.ft. (332.5 sq.m.) approx.

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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1ST FLOOR
955 sq.ft. (88.8 sq.m.) approx.



2ND FLOOR
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA: 3579sq.ft. (332.5 sq.m.) approx.

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