



2 SCHOLARS RISE, HIGH BENTHAM

£206,250





2 SCHOLARS RISE, ROBIN LANE, HIGH BENTHAM, LA2 7FR

Spacious 2 bedroomed recently constructed (April 2021) detached bungalow available on a shared ownership basis with Housing 21 housing association.

The share available is 75% of the property with no further rental payments.

Well presented and maintained property with interesting layout and quality fixtures and fittings throughout, ideal for retired buyers.

The property is detached but is part of the sought after Bowland Court complex and the owner takes advantage of the popular facilities and the property is managed via the services charges meaning piece of mind.

Ready for immediate occupation, decorated and presented to a good standard with upvc double glazed windows, central heating and modern bathroom and kitchen.

Pleasant gardens to the rear and side plus off-street parking and carport.

The property is eligible to be purchased by buyers 65+ or 55+ with a care need. Ideal property for somebody who wants their independence but has the security of a care package available and the social advantage of Bowland Court with its facilities such as communal lounge, hair salon, café/bistro and resident committee.

Located in a very convenient position at the entrance of the Bowland View development adjacent to Robin Lane, a short distance from the amenities of the town.

Bentham is a popular Market Town set amid scenic countryside on the edge of the Yorkshire Dales National Park and the Forest of Bowland which is an area of outstanding natural beauty.

The town has all local amenities including independent shops/pubs/caffes, pharmacy, doctors' surgery etc.

Transport links via rail to Lancaster 12 miles, Skipton 26 miles.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom.

Outside

Carport, Paved Parking Area, Walled/Fenced Boundaries, Rear Garden, Patio, Shed.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

5'8" x 8'6" (1.72 x 2.59) plus 8'6" x 4'5" (2.59 x 1.34)
plus 4'10" x 5'0" (1.47 x 1.52)

Slated covered entrance, solid external entrance door, spacious hallway, upvc double glazed window, large double doored cloaks cupboard, radiator, loft access.





Lounge:

11'0" x 16'7" (3.35 x 5.05) plus 4'3" x 9'4" (1.29 x 2.84)

Spacious room with upvc double glazed door with side panels out to rear garden, upvc double glazed gable window, radiator, 2 ceiling lights.



Kitchen:

15'4" x 9'2" max (4.67 x 2.79)

Range of modern kitchen base units with complementary worksurfaces, wall units, built in electric Zanussi Oven, electric Zanussi hob and cooker hood, 1 ½ bowl sink with mixer taps, upvc double glazed side external entrance door, upvc double glazed window, recessed spot lights.





Bedroom 1:

13'6" x 12'0" (4.11 x 3.65)

Large double bedroom, upvc double glazed window, radiator, access to bathroom.



Bedroom 2:

12'7" x 7'1" (3.83 x 2.15)

Dual aspect with two upvc double glazed windows, radiator, double doored shelved cupboard.



Bathroom:

7'3" x 12'3" (2.21 x 3.73) plus 6'9" x 7'0" (2.05 x 2.13)

Large room with 4-piece white bathroom suite comprising bath, WC with hidden cistern, wall mounted wash hand basin, large walk-in shower enclosure with shower off the system with floor drain, upvc double glazed window, heated towel rail.





OUTSIDE:

Superb carport to the side, paved parking area, walled/fenced boundaries, rear patio area, artificial grass, good sized rear garden, shed, side path/garden. Bin store with room for 2 bins with gate so they are not visible.



AGE:

Approximately 2021.

Current On-Going Charges:

Service Charges £295.52 per month. Inclusive of an £83.33 monthly contribution to the sinking Fund.

Support Charge £15.85 per month.

24/7 Core support charges £40.67 per week.

Optional Care/Domestic Charges £28.92 per hour (Bank Holiday £40.67 Per Hour)

Purchasers have the option to opt out of the sinking fund contribution, reducing the monthly service charge to £212.19, with the sinking fund contribution becoming payable upon resale of the property.

Buildings Insurance: Included in the service charge.

Contents Insurance: Owner to source their own.

TV Licence: Communal for the site.

Directions:

Leave the Bentham Office down Main Street, take first left on to Robin Lane, and 2 Scholars Rise, is the next right. A for sale board is erected.

Tenure:

Leasehold on a 999-year lease from 1st April 2021.

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](https://www.gov.uk/check-flood-risks) 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.

N.B. (Resale) When reselling the property, you initially need to go through Housing 21 and adhere to their conditions and processes, a ROCS Valuation is required.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'C'

2 Scholars Rise Bentham LANCASTER LA2 7FR		Energy rating B	
Valid until 7 March 2032		Certificate number 8832-9337-4000-0688-1202	
Property type		Detached bungalow	
Total floor area		81 square metres	



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 misstatement. 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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