



**WENDY LEA, 16 ROBIN LANE, HIGH BENTHAM**  
**£235,000**





## **WENDY LEA, 16 ROBIN LANE, HIGH BENTHAM, LANCASTER, LA2 7AB**

Deceptively spacious 3 bedroomed semi-detached house, located in a popular residential area on Robin Lane approximately 100 yards from the centre of town.

Well planned and extended accommodation laid over two floors and standing within good sized gardens. Ample off-street parking, plus scope for making more plus large garage to the rear.

In need of some modernisation to bring it up to modern day standards but offers huge potential.

Perfectly suited to family living, with spacious rooms and good-sized outdoor space. The property benefits from Upvc double glazed windows and a gas central heating system (boiler currently not in use).

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

Bentham is a small market town situated within stunning countryside on the edge of Bowland Area of Outstanding Natural Beauty and close to the Yorkshire Dales National Park.

The town has a range of independent shops and all other amenities, such as primary school, doctors' surgery, churches and railway station with links to Leeds, Lancaster, and Settle.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor:**

Entrance Hall, Lounge, Kitchen, Dining Room, Rear Porch, WC.

#### **First Floor:**

Landing, 3 Bedrooms, Bathroom, WC.

#### **Outside**

Driveway, Front Garden, Rear Garden, Patio, Garage, Side Driveway.

### **ACCOMMODATION:**

#### **GROUND FLOOR:**

##### **Entrance Hall:**

6'0" x 15'8" (1.82 x 4.77)

Half glazed side upvc external entrance door, upvc double glazed window, staircase to the first floor, radiator, understairs store cupboard, access to lounge, dining room and kitchen.





### Lounge:

14'0" to bay x 13'4" (4.26 x 4.06)

Upvc double glazed bay window, radiator, flame effect electric fire in wood fire surround with tiled inset/hearth.



### Kitchen:

7'2" x 9'5" (2.18 x 2.87)

Range of base units with complementary worksurfaces, wall cupboard, stainless steel sink with mixer taps, upvc double glazed window, slimline dishwasher, electric hob, electric oven, and cooker hood.



### Dining Room:

12'0" x 13'1" (3.65 x 3.98)

Upvc double glazed window, radiator, gas fired central heating boiler, coved ceiling.





### **Rear Porch:**

6'3" x 6'1" (1.90 x 1.85)

Half glazed external door, radiator, upvc double glazed window, tiled floor, plumbing for washer.

### **WC:**

With WC, pedestal wash hand basin, Velux roof light.

### **FIRST FLOOR:**

#### **Landing:**

8'10" x 8'0" (2.69 x 2.43)

plus 2'9" x 2'9" (0.83 x 0.83)

Access to 3 bedrooms, bathroom, separate WC, upvc double glazed window.



#### **Bedroom 1:**

12'3" x 12'1" (3.73 x 3.68)

Double bedroom, upvc double glazed window, radiator.

#### **Bedroom 2:**

10'6" x 13'2" (3.20 x 4.01)

Upvc double glazed window, and radiator



#### **Bedroom 3:**

7'2" x 8'3" (2.18 x 2.51)

Single bedroom, upvc double glazed window, and radiator.



### House Bathroom:

5'9" x 8'9" (1.75 x 2.66)

Two-piece coloured bathroom suite comprising bath with shower over off the taps, pedestal wash hand basin, upvc double glazed window, cylinder/airing cupboard.



### WC:

5'7" x 2'7" (1.70 x 0.78)

WC and upvc double glazed window.

### OUTSIDE:

#### Front:

Driveway access to Robin Lane, lawn, and mature shrubs.

#### Rear:

Good sized rear garden, patio area, lawns, mature shrubs and trees.

### Garage:

10'0" x 19'2" (3.04 x 5.84) with up/over door power and light. Side driveway parking.



**AGE:**

Approximately 1930's

**Directions:**

Leave the Bentham Office down Main Street, turn left on to Robin Lane, no 16 is half way up on the right-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 (boiler condemned) 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  
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Council Tax Band 'C'



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