



20 Millers Ford, LA2 7BF
Offers In The Region Of £229,000

Well-presented modern 3 bed end terrace, situated on the peaceful riverside Millers Ford development in Low Bentham. With off-road parking for two vehicles and pleasant low maintenance garden, this stylish property will appeal to couples and families looking for a permanent home in a quiet location, whilst being equally suitable as a second home or residential let investment with easy access to the Yorkshire Dales, Forest of Bowland, Lake District and coast at Morecambe Bay. Available with no chain, viewing is highly recommended.

20 Millers Ford

Welcome to 20 Millers Ford, a superb 3 bed property in a desirable village location, the ground floor accommodation briefly comprises: entrance hall; fitted kitchen; ground floor cloakroom and spacious living room with garden outlook. On the first floor, a landing provides access to the 3 bedrooms and the house bathroom. The main bedroom has an en-suite; bedroom one is a double and the third a good single or ideal home office.

Externally, 20 Millers Ford offers parking for 2 vehicles at the front, with pleasant low maintenance gardens to the rear with a useful timber shed.

An ideal property for a growing family.

Property Information

Freehold

Council Tax Band C

EPC Rating D

All Mains Services

Low Bentham Location

Low Bentham is a charming village and a great base for holidays, with a huge range of opportunities for days out exploring the Yorkshire Dales, Forest of Bowland, Lake District and coast at Morecambe Bay. The village has two popular pubs and the market town of High Bentham is just over a mile away, providing a good range of amenities, including: grocery stores, Post Office, Barclays Bank, butchers, ironmongers, pubs and takeaway establishments. The town has a GP Surgery, pharmacy, highly regarded primary school and train station on the Leeds/Lancaster line.

The nearby market towns of Settle and Kirkby Lonsdale provide excellent secondary education at Settle College and QES, respectively. The A65 enables easy access to Kendal and Skipton. Lancaster and the M6 are around 25 minutes by car.

Ground Floor

Hall

External front door. Carpeted stairs rising to first floor with UPVC double glazed window to the front aspect. Karndean flooring to hall. Radiator. Access to cloakroom, living room and kitchen.

Kitchen 12'6" x 6'10" (3.82m x 2.08m)



Fitted kitchen with UPVC double glazed window to the front aspect. Range of wall and base mounted units. Stainless steel sink and drainer. Integral oven and hob with extractor over. Integrated fridge freezer. Integral dishwasher and washing machine. Karndean flooring. Radiator.

Sitting Room 15'11" x 17'1" (4.84m x 5.21m)



Spacious living room with UPVC double glazed windows to the rear and side aspects; and UPVC double glazed French Doors to the garden. Laminated flooring. Two radiators.

Cloakroom

Ground floor cloakroom with WC and wash hand basin. Storage cupboard. Extractor. Karndean flooring. Heated towel rail.

First Floor

Landing

Landing with UPVC double glazed window to the side aspect. Loft access. Airing cupboard housing gas central heating combi- boiler. Carpet. Radiator. Access to bedrooms and house bathroom.

Bedroom One 12'6" x 12'6" (3.82m x 3.82m)



Good-sized double bedroom with two UPVC double glazed windows to the front aspect. Carpet. Radiator. Access to en-suite.

En-suite



En-suite with shower, wash hand basin and WC. Extractor. Karndean flooring. Radiator.

Bedroom Two 12'2" x 8'11" (3.71m x 2.72m)



Smaller double bedroom with UPVC double glazed window to the rear aspect. Carpet. Radiator.

Bathroom 6'8" x 5'8" (2.04m x 1.73m)



House bathroom with suite comprising bath with shower over, wash hand basin and WC. Extractor. Karndean flooring. Radiator.

Bedroom Three 9'2" x 7'10" (2.80m x 2.40m)



Good-sized single bedroom or ideal home study with UPVC double glazed window to the rear aspect. Carpet. Radiator.

Outside

Parking

Parking for two vehicles to the front aspect. Established beds and gated access to the rear.

Garden

Pleasant low maintenance rear garden with raised patio seating area. Timber shed and external tap to the side aspect.

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, an Onboarding Fee of £25.00 (inc. VAT) 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 and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

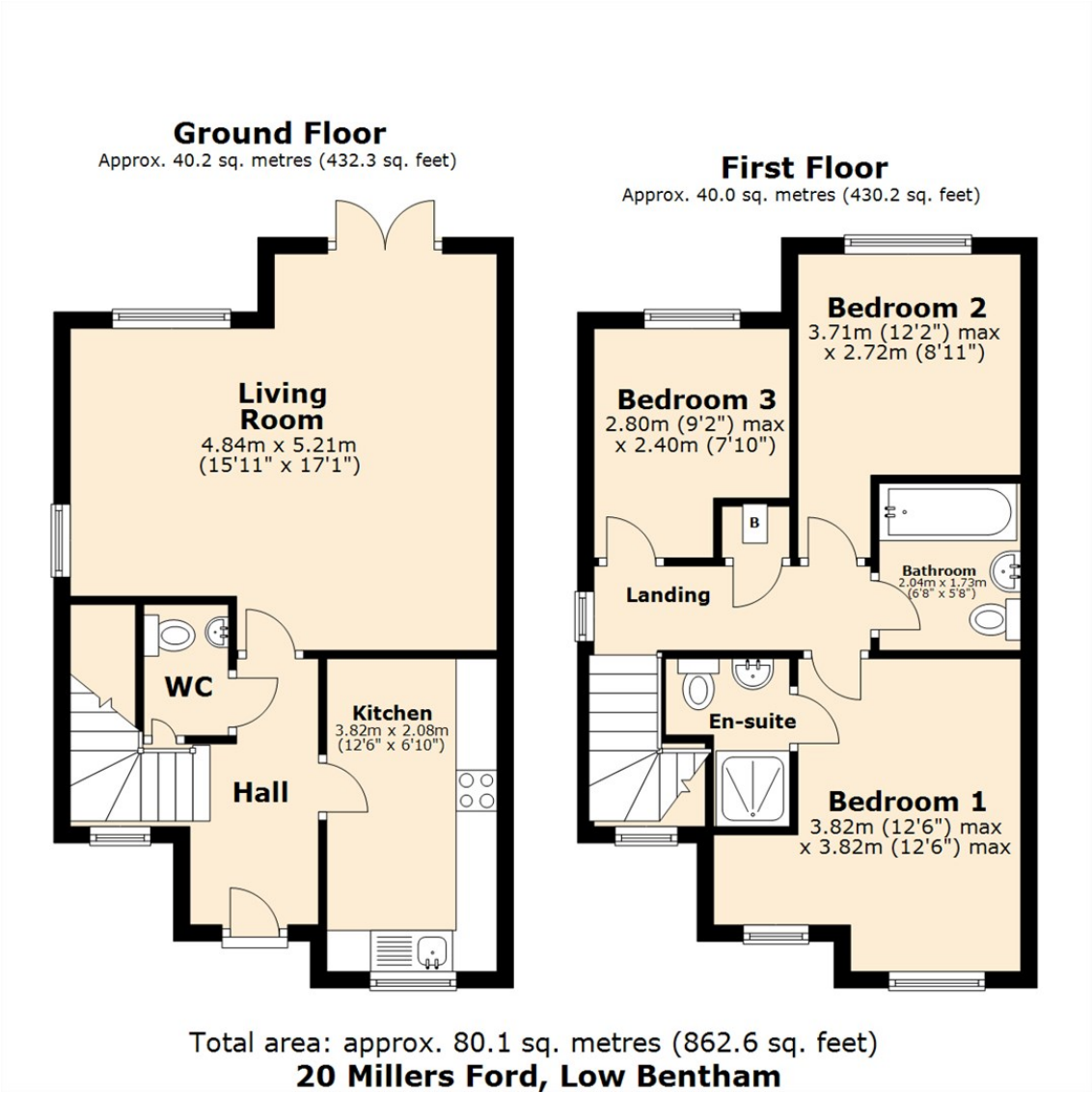
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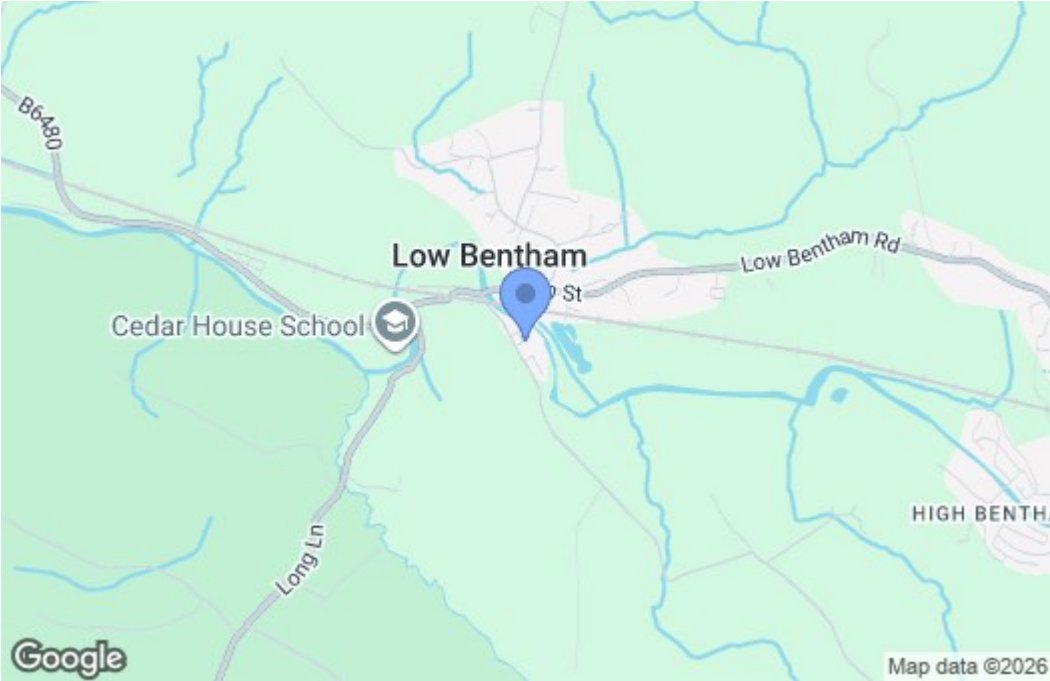
FLOOR PLANS

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

