FISHER HOPPER
ESTATE AGENTS

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1 Hillside Road, LA2 7EN

Offers In The Region Of £220,000

This 3 bed semi-detached home features a spacious layout with a large open-plan kitchen and dining area, sitting room, two double bedrooms, a single bedroom, and family bathroom. The external benefits from a generous garden and ample off-road parking for 2 to 3 cars.

Property Description

Welcome to 1 Hillside Road, nestled in the charming village of Low Bentham. Recently refurbished throughout, this superb family home offers spacious and beautifully presented accommodation, a generous garden, and ample off-road parking.

Step into the welcoming lean-to entrance, which leads through to a large open-plan kitchen and dining area – the perfect space for entertaining and family meals. Adjacent to this, the bright and airy sitting room is flooded with natural light, creating a warm and inviting atmosphere.

The first floor provides excellent accommodation for a growing family, featuring two generously sized double bedrooms, a single bedroom, and a modern family bathroom.

Outside, the property continues to impress with a substantial lawned garden with a summer house. There is also the added convenience of off-road parking for two to three vehicles.

Combining modern upgrades with generous living space and a desirable village setting, 1 Hillside Road presents a fantastic opportunity for families seeking a move-in-ready home in the heart of Low Bentham.

Property Information

Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Services: All mains
Broadband: Speeds available up to 79mbps

Low Bentham Location

Low Bentham is a charming village situated on the western edge of North Yorkshire, close to the borders of Lancashire and Cumbria. The spectacular Yorkshire Dales National Park lies nearby, along with the Forest of Bowland—an Area of Outstanding Natural Beauty. Both the Lake District and Morecambe Bay are also within easy reach, offering excellent options for day trips and outdoor activities.

The village itself has a welcoming pub and is just over a mile from the wider amenities of High Bentham, which include shops, pubs, takeaways, a bank, post office, primary school, and medical surgery. High Bentham also benefits from a train station on the Leeds to Lancaster line, providing convenient rail connections.

For families, there are excellent secondary school options at Settle College and Queen Elizabeth School in Kirkby Lonsdale.

Ground Floor

Entrance Hall

Fitted carpet, radiator, staircase to first floor, UPVC double glazed door with textured glass.

Sitting Room 13'0" x 15'3" (3.98m x 4.67m)

Fitted carpet, radiator, open fire with tiled surround and pine mantle piece, fitted shelving, cornicing, dado rail, UPVC double glazed window to front aspect.

Porch 7'11" x 4'0" (2.42m x 1.22m)

Quarry tiled floor, meter cupboard, single glazed timber framed door and windows, internal door to kitchen.

Kitchen Diner 10'11" x 18'7" (3.35m x 5.67m)

Wood laminate flooring, radiator, range of wall and base units, 1.5 drainer sink, cooker point, plumbing for washing machine and dishwasher,

space for fridge and freezer, pantry cupboard, under stairs cupboard, UPVC double glazed window to rear and side aspects, UPVC double glazed door with textured glass.

First Floor

Landing 7'10" x 5'8" (2.39m x 1.73m)

Fitted carpet, airing cupboard, loft access.

Bedroom One 13'0" x 6'6" (3.98m x 2.00m)

Double room with fitted carpet, radiator, fitted cupboard, UPVC double glazed window to front aspect with views to open countryside beyond the rooftops.

Bedroom Two 10'11" x 10'9" (3.35m x 3.29m)

Double room with fitted carpet, radiator, fitted cupboard, UPVC double glazed window to rear aspect.

Bedroom Three 8'9" x 7'11" (2.69m x 2.43m)

Single bedroom with fitted carpet, radiator, fitted desk, UPVC double glazed window to front aspect.

Bathroom 6'6" x 7'5" (2.00m x 2.28m)

Wood laminate flooring, heated towel rail, wash basin with vanity unit underneath, toilet, walk in shower cubicle, extractor fan, UPVC double glazed window with textured glass.

Outside

Side

Large area of lawn, enclosed by fences and mature hedges, summer house, access to front of property.

Rear

Enclosed patio area, dry stone wall rear boundary, shed.

Parking

Enclosed and gated brick paved drive with parking for 2 to 3 cars to front 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, 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.

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.

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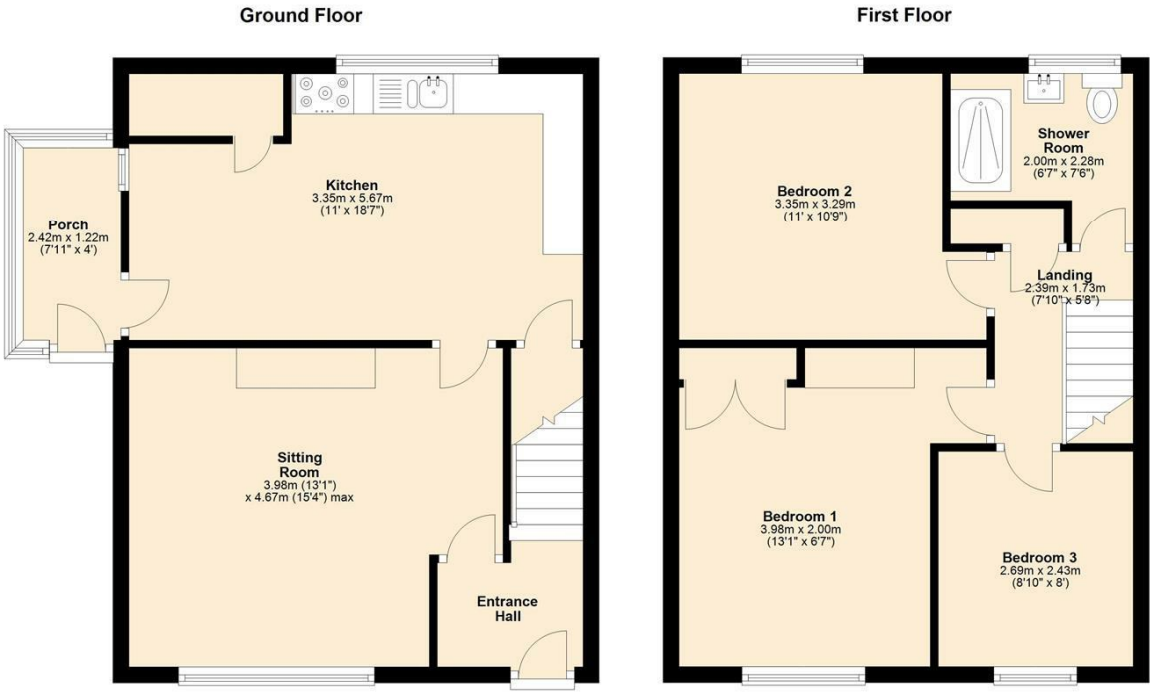
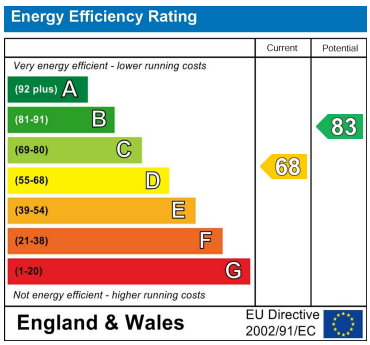
FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map

Energy Efficiency Graph