







BOWLAND 15 GREENFOOT LANE, LOW BENTHAM
£575,000

Neil Wright ASSOCIATES

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BOWLAND, 15 GREENFOOT LANE, LOW BENTHAM, LA2 7EQ

Newly constructed architecturally designed four double bedroomed stone-faced detached house located in a stunning position on the edge of Low Bentham Village on a small development of 3 houses.

Very spacious, light and airy accommodation extending to 205m² (2212ft²) excluding attached garage.

Well planned layout with quality fixtures and fittings throughout, ready for immediate occupation.

Wide central hallway with covered entrance, through breakfast kitchen with extensive range of contemporary styled kitchen units with integral appliances, utility room off with cloakroom, very large lounge with sliding door access to the rear garden, study, to the ground floor.
First floor, wide landing with access to four double bedrooms two of which are ensuite shower rooms, four-piece house bathroom.
Outside attached side garage, driveway plus additional side parking, landscaped gardens.

Upvc double glazed doors and windows, gas fired central heating with under floor heating to the ground floor.

Fantastic family home well worthy of internal and external inspection to fully appreciate the size, design and location.

Constructed by reputable local builders to a high standard with a good eye for detail.

£5,000 carpet allowance available, and stamp duty paid (standard residential rate only £18750.00 FTB, excluding second home surcharge).

Outstanding position with access to open countryside and the village.

Low Bentham is a popular village located on the edge of Bowland Area of Natural Beauty within 3 miles of the Yorkshire Dales National Park and approximately one mile from High Bentham, which has all local amenities including railway station with links to Lancaster, Leeds and Skipton.

ACCOMMODATION COMPRISES:

Ground Floor:
Entrance Hall, Lounge, Study, Dining/Kitchen, Utility Room, Cloakroom/WC.

First Floor:
Landing, 4 Double Bedrooms with 2 Ensuites, House Bathroom.

Outside
Integral Garage, Driveway, Fore Garden, Rear Patio, Garden.

ACCOMMODATION:

GROUND FLOOR:



Hallway:
26'7" x 6'6" (8.11 x 1.99)
Cover entrance with slated canopy, upvc external entrance door, level access, double glazed side panels. Large central hallway, feature return staircase to the first floor, cupboard housing under floor heating controls.

Lounge:
21'4" x 13'10" (6.50 x 4.21)
Large room with three upvc double glazed windows, recess for fireplace with flue.





Study:
13'10" x 7'6" (4.21 x 2.29)
Off the lounge, upvc double glazed window.



Dining Kitchen:
26'7" x 12'7" (8.11 x 3.84)
Large through room with kitchen area to one side sitting/dining to the other.

Kitchen Side with extensive range of kitchen base units with complementary worksurfaces including breakfast bar, integral appliances including Zanussi double oven, Zanussi induction hob, with extraction hood over, Zanussi dishwasher and fridge/freezer, 1 ½ bowl sink with mixer taps, wall units, upvc double glazed window.

Dining Side with upvc double glazed sliding doors with side panels, access to the rear garden.





Utility Room:
11'5" x 9'6" (3.49 x 2.89)
Base units with complementary worksurfaces, stainless steel sink with mixer taps, plumbing for washer, upvc double glazed window, half glazed upvc external entrance door, tall unit part shelves, access to the garage.







Cloakroom/WC:
7'4" x 3'0" (2.23 x 0.91)
With low flush WC, wall mounted wash hand basin, upvc double glazed window, tiled floor, tiled walls to dado.



FIRST FLOOR:

Landing:
13'6" x 10'2" (4.12 x 3.09)
Tall upvc double glazed window off the half landing, spacious landing with access to four bedrooms and house bathroom, loft access, radiator, large double doored cupboard.

Bedroom 1:
17'4" x 13'10" (5.29 x 4.22)
To the front, double bedroom dual aspect with two upvc double glazed windows, and radiator.





Ensuite Shower Room:
8'0" x 4'11" (2.43 x 1.49)
Large shower enclosure with drencher shower over off the system, low flush WC, wall mounted wash hand basin, heated towel rail, tiled floor, tiled walls.

Bedroom 2:
12'8" x 10'8" (3.85 x 3.24)
To the rear, double bedroom, upvc double glazed window, radiator.





Ensuite Shower Room:
6'8" x 4'11" (2.03 x 1.50)
Large shower enclosure with drencher shower over off the system, low flush WC, wall mounted wash hand basin, tiled floor, tiled walls, heated towel rail.

Bedroom 3:
12'8" x 10'3" (3.86 x 3.13)
To the front, double bedroom, upvc double glazed window, radiator.





Bedroom 4:
12'9" x 8'3" (3.88 x 2.52)
To the rear, upvc double glazed window, radiator.



House Bathroom:
10'4" x 6'7" (3.14 x 2.00)
Four-piece bathroom suite comprising bath, shower enclosure with drencher shower over off the system, wall mounted wash hand basin, low flush WC, tiled walls, upvc double glazed window, tiled floor.

OUTSIDE:
Integral garage with automatic door, upvc double glazed window, gas fired central heating boiler plus cylinder, loft access.
Front level paved access, lawned fore garden, driveway parking, side additional gravelled parking area for several vehicles, side lawn plus fenced bins store, rear patio, lawned garden, fence, electric charging point.





Directions:
Enter Low Bentham village from High Bentham, turn right at the Sun Dial Public House on to Burton Road, go up the hill and at the top go left on to Greenfoot Lane, approximately 100 yards then turn left on to the development No19 is straight ahead. A For Sale board is erected.

Broadband:
B4rn in installed.

Tenure:
Freehold with vacant possession on completion.

Services:
All mains' services are connected to the property.

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.

Referral Fees:
Where applicable Neil Wright Associates Ltd may offer services of independent professionals who may be able to assist clients with their property transaction.
In accordance with regulations, we are obliged to disclose that Neil Wright associates may receive a referral fee/voucher should you choose to use their services.
The amount received varies depending on the referral.
We refer independent mortgage leads to Lakes Mortgages Services, Milnthorpe, Cumbria and receive £200 per completed mortgage.

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 ''

Bowland
15 Greenfoot Lane
LOW BENTHAM
LA2 7EQ

Energy rating
B

Valid until	Certificate number
9 November 2034	**9000-3943-1309-5874-7204**

Property type	Detached house
Total floor area	186 square metres

GROUND FLOOR



1ST 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 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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