



54 MOUNT PLEASANT, HIGH BENTHAM
£295,000



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54 MOUNT PLEASANT, HIGH BENTHAM, LANCASTER, LA2 7LA

A very well presented stone built and extended three-bedroom mid terrace house, located in a convenient position approximately 400 yards from the centre of town.

The property offers spacious, well-planned accommodation extending over three floors plus a cellar.

Good sized, light and airy living room with high ceiling and upvc bay window. A generous living kitchen fitted with bespoke units and granite work surfaces, providing an ideal space.

Recently completed cloakroom, inner hallway and sunroom extension to the ground floor.

To the first floor are two large double bedrooms and a single third bedroom together with a very well-appointed house bathroom.

Useful loft/hobby room accessed via a paddle staircase to the second floor.

Externally, the property benefits from off street parking to the rear, and a pleasant private terrace garden to the front.

Many interesting quality fixtures and fittings are installed throughout, including wood-burning stoves, exposed stone work, upvc double glazed windows and gas fired central heating.

Fitted with quality oak kitchen units and bespoke stone worksurfaces, complemented by a superbly finished bathroom.

An ideal family home, second home or investment property.

High Bentham is a popular market town located on the edge of the Bowland Area of Outstanding Natural Beauty and The Yorkshire Dales National Park.

The town offers a range of local amenities including independent shops, pubs, cafes, schools, surgery, and railway station with access to major centres such as Lancaster, Leeds, Skipton.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Cloak Room/WC, Kitchen, Living Room, Sun Room.

Lower Ground Floor:

Cellar.

First Floor:

Landing, 3 Bedrooms, House Bathroom.

Second Floor:

Loft/Hobby Room.

Outside

Rear Parking Area, Terraced Front Garden.



ACCOMMODATION:

GROUND FLOOR:

Cloakroom/Rear Entrance Hall:

8'0" x 7'6" (2.44 x 2.29)

Part glazed external door, WC off with WC, wash hand basin, plumbing for washing machine, tiled floor, radiator.

Kitchen:

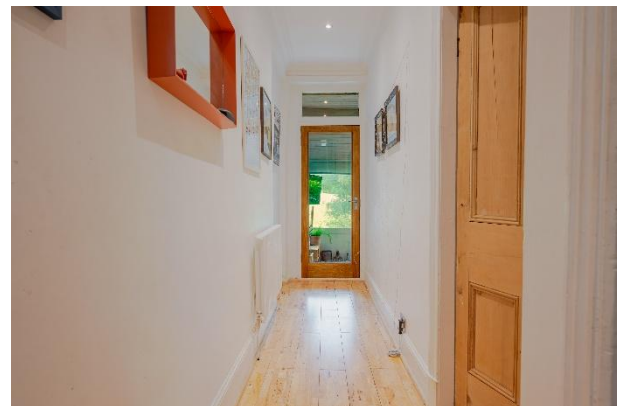
13'0" x 13'0" (3.96 x 3.96)

Large room with solid oak bespoke base units with bespoke stone worksurfaces, Belfast sink with mixer taps, larder unit, wood burning stove in feature recess, flagged hearth, exposed stone chimney breast, electric Everhot "Aga style" oven, upvc double glazed window with shutters, gas fired central heating boiler, access to the cellar, access to entrance hall, space for fridge/freezer and table.



Entrance Hall:

Staircase to the first floor, glazed inner door to sun room, cast iron radiator.



Living Room:

12'6" x 12'0" (3.81 x 3.66) plus bay

Large room with upvc double glazed bay window, wood burning stove in recessed fireplace, exposed stone chimney breast, flagged hearth, corniced ceiling, wood flooring, cast iron radiator.





Sun Room:

7'6" x 7'6" (2.29 x 2.29)

Extended area to the front with upvc double glazed window, upvc external entrance door.



LOWER GROUND FLOOR:

Cellar:

15'6" x 12'0" (4.72 x 3.66)

Accessed via the kitchen or externally, with power, light, and cold-water tap.

FIRST FLOOR:

Landing:

Access to 3 bedrooms and house bathroom, paddle staircase to the second-floor hobbies room, pine internal doors.

Bedroom 1: Front

12'9" x 10'3" (3.89 x 3.12)

Double bedroom, upvc double glazed window, picture rail, cast iron fireplace, radiator.



Bedroom 2: Rear

13'0" x 9'6" (3.96 x 2.90)

Double bedroom, upvc double glazed window, cast iron fireplace, radiator.





Bedroom 3: Front

12'9" x 5'3" (3.89 x 1.60)

Single bedroom, upvc double glazed window, cast iron radiator.



House Bathroom:

9'3" x 6'0" (2.82 x 1.83)

Very well-appointed bathroom with 3-piece white bathroom suite comprising freed standing bath with shower off the taps, large wash hand basin, WC, part tiled walls, upvc double glazed window, heated towel rail, wood flooring.



SECOND FLOOR:

Hobbies Room:

16'3" x 10'0" (4.95 x 3.05)

Velux roof light, eaves storage, radiator.



OUTSIDE:

To the front are good sized private gardens, terrace with patio/sitting area with pleasant views and access down to additional gardens with mature shrubs and gravelled area. External access to the cellar. To the rear of the property has the benefit of parking area.





AGE:
1800

Directions:

Leave the Bentham Office to the right down Main Street, go passed Robin Lane and Mount Pleasant is on your right-hand side. A for sale board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

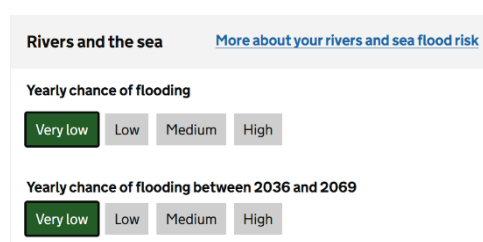
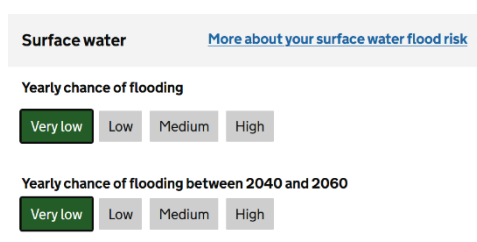
All mains' services are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is good.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that there is a very low risk.



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.

Local Authority:

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

Council Tax Band 'C'

54 Mount Pleasant Bentham LANCASTER LA2 7LA		Energy rating E
Valid until 23 May 2032	Certificate number 0320-2484-4150-2122-3681	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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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