



20 Mount Pleasant Terrace, LA2 7LB

Offers Over £199,000

A well-presented Grade II listed 2 bed semi-detached property, just a short walk from High Bentham's Main Street—an ideal opportunity for first-time buyers.

In brief the property consists of a sitting room, kitchen, utility room, one double, one single bedroom and house bathroom. Externally, the property benefits from generous gardens and workshop space to the rear.

Property Description

Welcome to 20 Mount Pleasant Terrace – a superb Grade II listed two-bedroom semi-detached home filled with original features and charm. Ideally situated within walking distance of High Bentham's Main Street and train station, this property offers excellent connectivity and convenience.

Step through the front door into an inviting sitting room, which features an exposed original stone fireplace, a stylish, modern fitted kitchen with oak worktops, and a useful utility room providing access to the gardens. Upstairs, you will find a large master double bedroom, a small single bedroom/office space and the house bathroom.

Outside, the property boasts expansive rear gardens, offering an idyllic setting for relaxation and entertaining. Additionally, a spacious workshop and shed provide ample storage and versatile utility space.

A fantastic opportunity for first-time buyers or those looking for a charming, well-connected home.

Property Information

Tenure: Freehold
Council Tax Band: B
Grade II Listed Building
Broadband available

High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

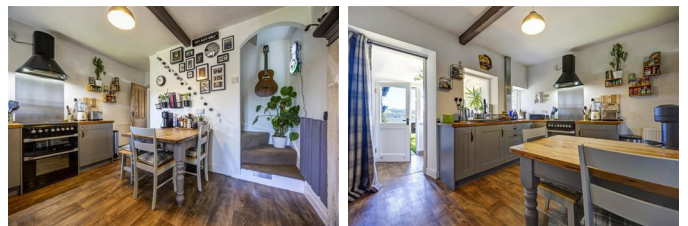
Ground Floor

Sitting Room



Fitted carpet, radiator, original stone fireplace, mirrored alcove with fitted cupboard, picture rail, double glazed window and original, single glazed door with leaded windows to front aspect.

Kitchen



Vinyl wood effect flooring, radiator, original stone fireplace with fitted shelves, range of base units with oak worktops, granite single drainer sink, oven and hob with extractor hood over, understairs cupboard, access to utility, staircase providing first floor access, single glazed window to utility, double glazed window to rear aspect.

Utility



Vinyl wood effect flooring, radiator, base unit, space for fridge freezer, plumbing for washing machine, timber framed double glazed window and single glazed door to rear aspect.

First Floor

Landing

Fitted carpet, radiator, loft access - fully boarded and insulated.

Bedroom One



Large double bedroom with fitted carpet, radiator, period fireplace, picture rail, double glazed window to front aspect.

Bedroom Two



Single bedroom with fitted carpet, radiator, fitted cupboard, picture rail, double glazed window to rear aspect.

Bathroom



Karndean flooring, heated towel rail, wash basin, toilet, P-shaped bath with integrated

rainfall shower, mirrored wall mounted vanity unit, extraction, double glazed window to rear aspect.

External



Rear



Expansive tiered rear gardens with lawns, established flower beds, small storage outbuilding, large workshop and shed.

Workshop 10 x 18 (3.05m x 5.49m)



Large workshop with power.

Parking

On street parking, with off road parking available by separate agreement.

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.

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Fisher Hopper Ltd receives and introducers fee from Naphthens 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



20 Mount Pleasant Terrace, High Bentham

Area Map



Energy Efficiency Graph