



**34 Goodenber Road, High Bentham, LA2 7JD**  
**£250,000**

A well-presented two-bedroom semi-detached home with excellent potential to revert to three bedrooms, ideally located close to local amenities. The property features a spacious sitting room, modern kitchen with island, utility room and a versatile second reception room with bi-fold doors opening onto the rear garden. Upstairs offers two generous double bedrooms and a contemporary bathroom. Externally, there is ample driveway parking with carport and a generous rear garden with patio, ideal for outdoor living.

## Property Description

Welcome to 34 Goodenber Road, a well-presented two-bedroom semi-detached home offering excellent potential to be reconfigured back into three bedrooms. Ideally located close to local amenities, this property combines character, space and modern living.

The home is approached via an attractive arched open porch, providing a sheltered entrance and enhancing the property's kerb appeal. This leads into a welcoming entrance hall, which gives access to a spacious sitting room featuring a charming bow window, a convenient downstairs cloakroom, and a modern, stylish kitchen complete with an island breakfast bar.

Beyond the kitchen is a useful utility room and a single-storey extension that creates a versatile second reception room. This bright space benefits from three-panel bi-fold doors, seamlessly connecting the interior to the rear garden and making it ideal for entertaining or family living.

The first floor landing leads to two generous double bedrooms, with clear potential to reinstate a third single bedroom if desired, along with a contemporary family bathroom.

Externally, the property benefits from a low-maintenance front garden and a driveway providing parking for up to three vehicles, including a wooden carport. The driveway also provides access to the rear garden. The generous rear garden features a patio area, ideal for outdoor dining and relaxation.

## Property Information

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

Services: All mains

Broadband: Available speeds up to 58 mbps

Upgraded throughout: New ground floor joists and Weyroc flooring with 100mm insulation, new roof, 150mm loft insulation and 50mm external wall insulation.

## High Bentham Location

High Bentham is a vibrant market town offering a good variety of shops, bars, and takeaways. The town benefits from a

well-regarded primary school, a medical surgery, and a train station on the Leeds-Lancaster line, providing excellent connectivity.

Families can access excellent secondary education within the catchment areas of Queen Elizabeth School in Kirkby Lonsdale and Settle College. Both of these nearby market towns feature Booths supermarkets and a charming mix of independent shops.

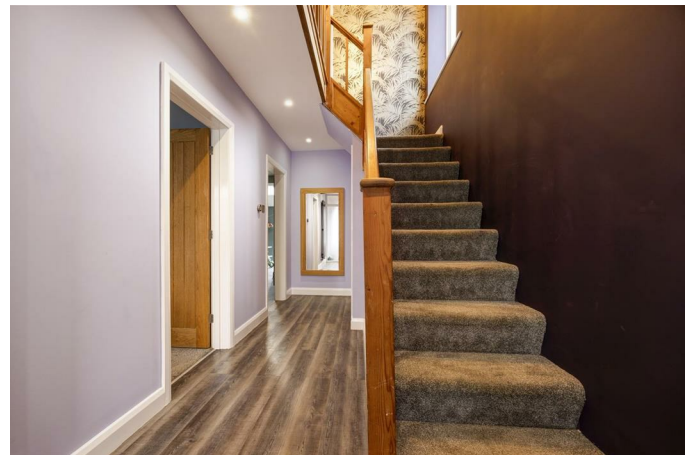
High Bentham is conveniently located about 30 minutes by car from Kendal and Lancaster, with easy access to the M6 motorway. Situated on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, it also offers close proximity to the Yorkshire Dales, Lake District, and Morecambe Bay—perfect for scenic day trips and outdoor adventures.

## Ground Floor

### Porch

Arched open porch with lights.

### Entrance Hall



Wood laminate flooring, staircase to first floor, double glazed windows and door with privacy glass to front aspect.



## Sitting Room



Fitted carpet, radiator, fireplace with slate hearth housing wood burning stove, modern stepped tray ceiling with recessed downlights, double glazed bow window to front aspect.

## Kitchen



Wood laminate flooring, underfloor heating, vertical radiator, range of wall and base units with complementary Dekton worktops and matching breakfast island with 1.5 drainer sink, integrated dishwasher and wine cooler, electric hob with extractor hood over, fridge freezer, integrated double oven.

## Reception Room Two



Single story extension with vinyl herringbone style flooring, 2 vertical radiators, opening to kitchen, 2 velux windows, 2 double glazed windows to side, double glazed 3 panel patio doors to rear garden.

## Utility

Wood laminate flooring, vertical radiator, range of base units, porcelain sink, plumbing for washing machine, extractor fan, double glazed window to side aspect.

## Cloakroom

Wood laminate flooring, wash basin, toilet, boiler, double glazed window with privacy glass to side aspect.

## First Floor

### Landing

Fitted carpet, loft access, access to all rooms, double glazed window with privacy glass to side aspect.

## Bedroom One



Previously 2 bedrooms, fitted carpet, 2 radiators, fitted wardrobes, double glazed

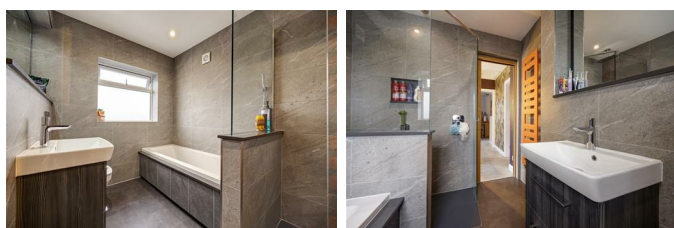
window and double glazed curved bay window to front aspect.

### Bedroom Two



Fitted carpet, radiator, integrated cupboards, double glazed window to rear aspect.

### Bathroom



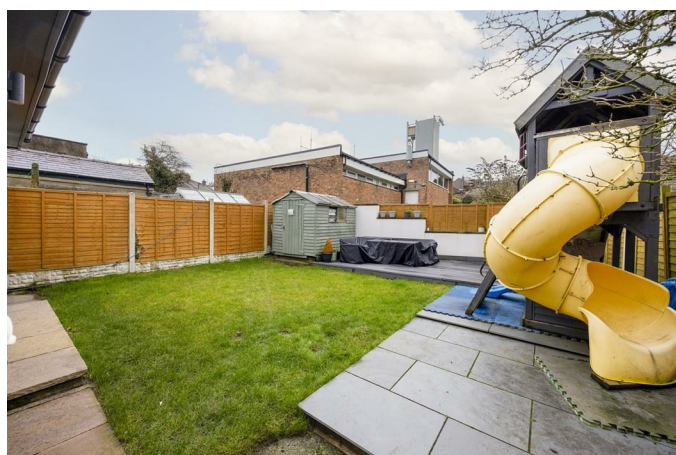
Aquajade Bathrooms set with vinyl flooring, heated towel rail, wash basin with vanity unit underneath, toilet, bath with hand shower, walk in shower, mirror with lights above, extractor fan, double glazed window with privacy glass to rear aspect.

### External

#### Front

Gravelled low maintenance garden with walled boundary, steps up to open arched entrance porch.

### Rear



Good sized lawn, decking with seating area, flagged patio, shed, access to front.

### Parking

Driveway with parking for 2 -3 cars, including wooden carport.

### 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.

You can pay this fee securely online at:  
<https://shorturl.at/zAqJj>

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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

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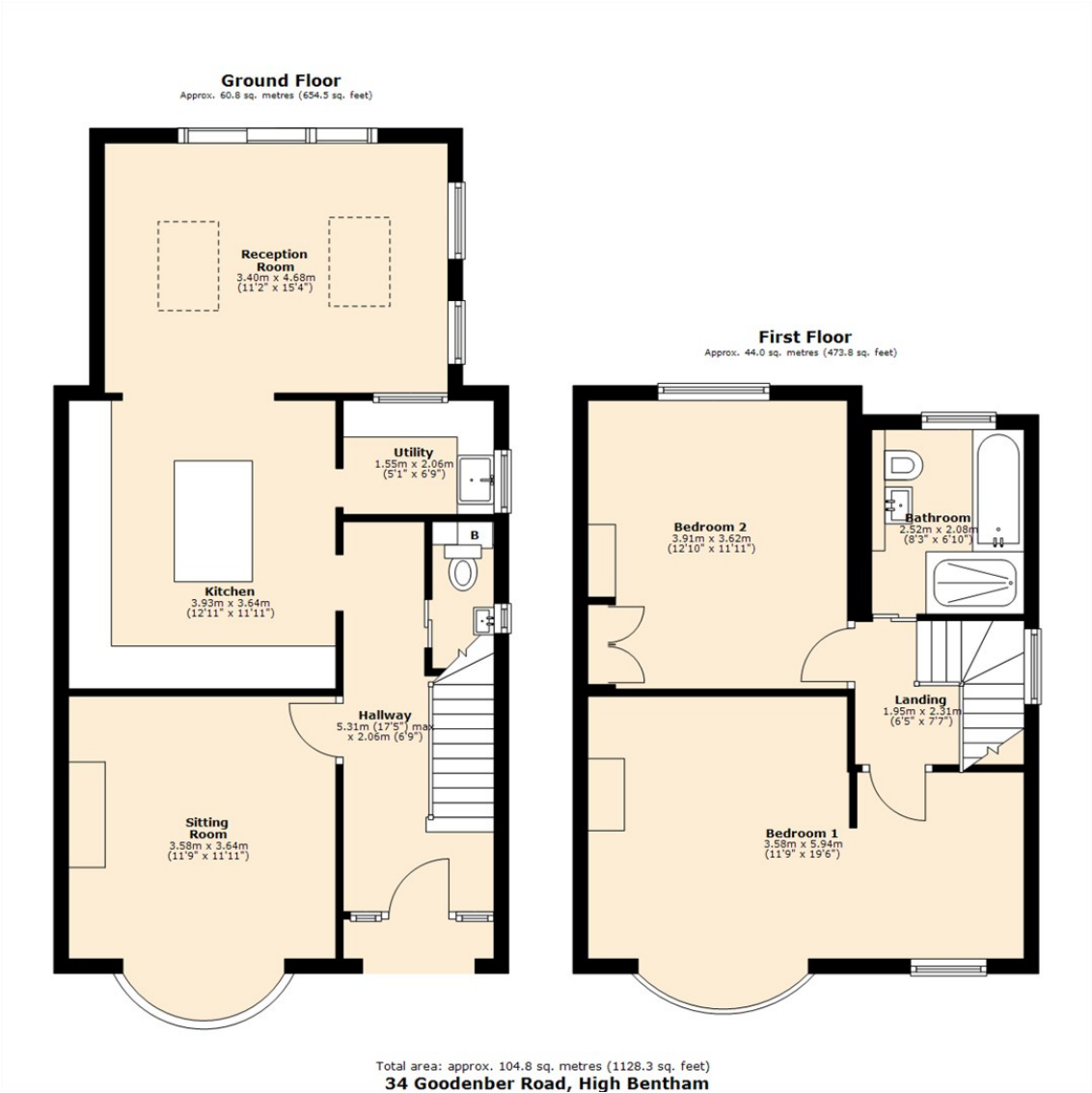
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

#### 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

