



15 Springfield Crescent, Bentham, LA2 7BD

Price Guide £215,000

Rarely available 3 bedroom semi-detached bungalow on the edge of High Bentham, with stunning views across open country to Ingleborough.

Refurbished in 2021 - including full rewire - the property is ready to move into and located on a quiet residential cul-de-sac, with off-road parking for 1-2 cars and low-maintenance garden.

Suitable for retirement or as a family home, a good range of local amenities are within easy reach. Viewing is highly recommended.

15 Springfield Crescent



In brief, the accommodation comprises: entrance lobby; spacious lounge/diner with views of green; new kitchen; inner hall with large storage cupboard; 2 double bedrooms; a good-sized single bedroom and a new house bathroom.

Outside, the property has a small garden with lawn to the front aspect; driveway to side; 1-2 parking spaces at rear; patio seating area and garden with lawn to the rear, enjoying open country views to Ingleborough.

High Bentham Location

High Bentham is a thriving market town with an excellent range of amenities, these include: shops, bank, Post Office, pubs, bars, GP Surgery and grocery stores. The Co-op is within easy walking distance and has recently been extended and upgraded.

The town has a train station providing connections to Leeds and Lancaster. The A65 can be easily reached and provides access to nearby market towns, including Settle and Kirkby Lonsdale, along with Skipton to the south and Kendal to the north. The M6 at Lancaster can be reached in 25 minutes by car.

High Bentham has its own modern primary school and excellent secondary education is available at Settle College and QES, Kirkby Lonsdale, with school bus services available.

On the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty,

the town is close to the stunning Yorkshire Dales National Park and within easy reach of the Lake District. The coast at Morecambe Bay, is a 30 minute drive.

Property Information

Freehold. Council Tax Band C. All mains services. Energy efficient electric heaters with gas connection available.

Lobby

Small entrance lobby with UPVC double glazed door and window to the front aspect. Built-in cupboard housing consumer unit. Carpet. Electric heater. Inner door to:

Lounge/Diner 17'8" x 15'9" (5.39m x 4.80m)



Spacious lounge/diner with UPVC double glazed window to the front aspect. Feature electric fire. Carpet. Electric heater. Access to inner hall and:

Kitchen 11'1" x 8'0" (3.39m x 2.43m)



Kitchen with UPVC double glazed door and window to the side aspect. Range of wall and base mounted units with worktops. Stainless steel sink and drainer. Integral cooker and hob with extractor over. Space for fridge freezer. Plumbing for washing machine. Space for dryer. Vinyl flooring.

Hall



Inner hall providing access from lounge/diner to bedrooms and bathroom. Useful large storage cupboard. Carpet. Electric heater.

Bedroom 1 15'0" x 8'11" (4.56m x 2.72m)



Good-sized double bedroom with UPVC double glazed window to the rear aspect and views. Built-in double wardrobe. Loft access with pull-down ladder and light- part boarded. Carpet. Electric heater.

Bedroom 2 7'9" x 12'11" (2.35m x 3.94m)



Another good-sized double bedroom with UPVC double glazed window to the rear aspect and views. Carpet. Electric heater.

Bedroom 3 10'6" x 8'0" (3.21m x 2.43m)



Good-sized single bedroom with potential as a home study, if required. UPVC double glazed window to the side aspect. Carpet. Electric heater.

Bathroom 6'3" x 8'0" (1.90m x 2.43m)



Modern house bathroom with UPVC double glazed window to the side aspect. Bath with screen and shower over. Vanity unit with wash hand basin. WC. Large storage cupboard. Vinyl flooring. Heated towel rail.

Outside



Low-maintenance outside space with stunning countryside views to Ingleborough in the Yorkshire Dales from the rear.

Parking

Shared driveway through to tandem parking for 1-2 cars at rear.

Garden



Front garden with lawn. Rear garden with lawn, patio seating and plastic shed.

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, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

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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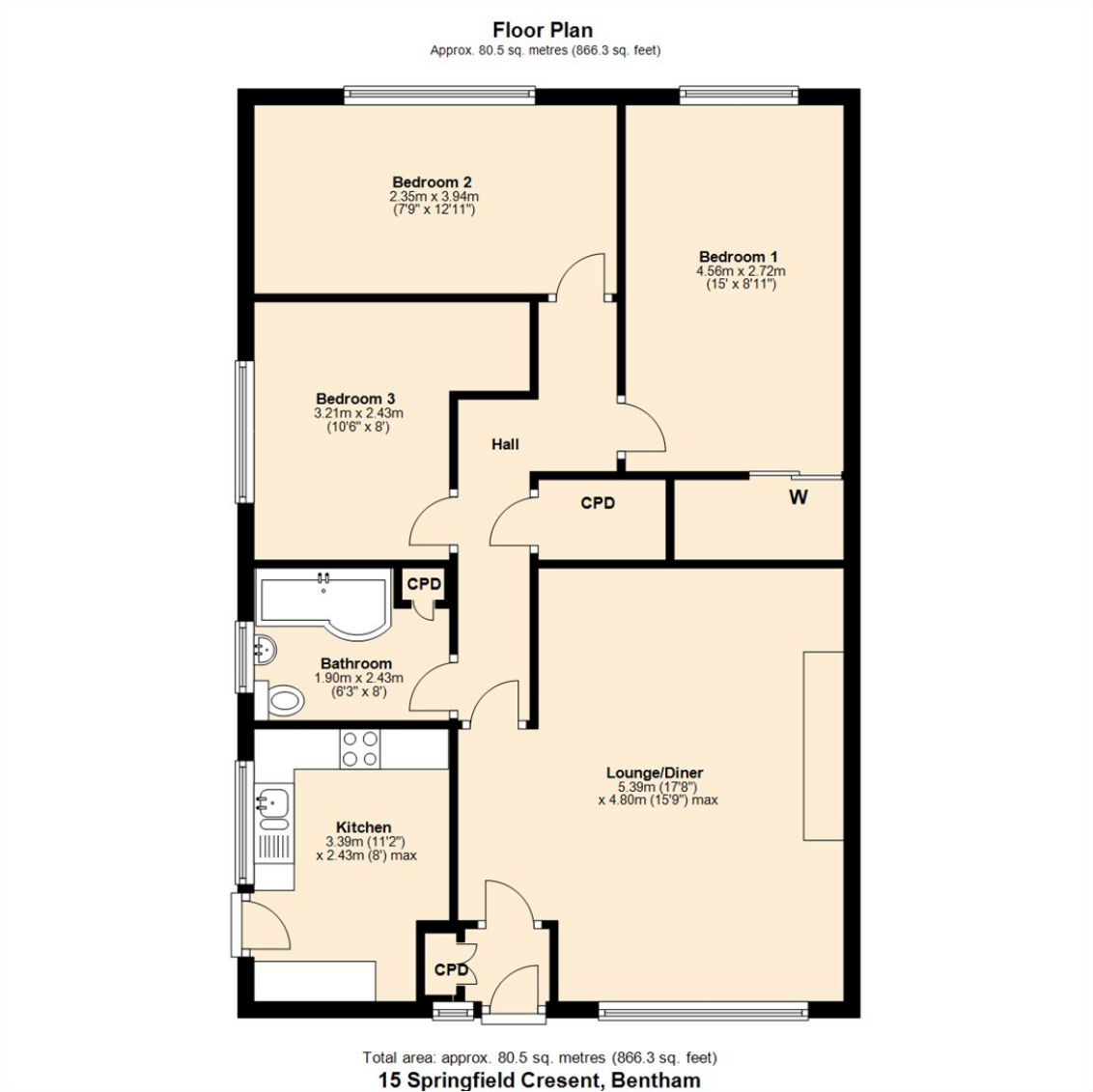
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FLOOR PLANS

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

