



13 Banks Rise, Bentham, LA2 7JW

Price Guide £250,000

Spacious 3 bed semi-detached family home with additional versatile loft room, plus a superb garden room to the rear. Subject to local occupancy, this is an ideal opportunity for buyers seeking that next step up the ladder.

Located in a quiet residential area, town centre amenities are just a short walk away. High Bentham has its own primary school and falls within the catchment area for excellent secondary options at both Settle College and QES, Kirkby Lonsdale.

Viewing is essential in order to appreciate the space and comfort available here.

13 Banks Rise



In brief, the ground floor accommodation comprises: entrance hall; good-sized family living room with multi-fuel stove; generous kitchen/dining room; utility room and useful garden room to the rear aspect.

On the first floor, the landing provides access to 2 double bedrooms, a single, the house bathroom and a wardrobe room. Stairs rise from the wardrobe room to a versatile loft room with en-suite shower room - an ideal space for home-working, hobbies or as an occasional bedroom.

Outside, the property has low maintenance gardens to the front and rear aspects. Ample on-road parking.

Location



High Bentham is a thriving market town with an excellent range of shops, pubs, bars and places to eat. The town has a Post Office, Barclays Bank, GP Surgery and train station on the Leeds/Lancaster line.

There is a good primary school and the town falls within the catchment for excellent secondary education options at Settle College and QES, Kirkby Lonsdale.

As well as Kirkby Lonsdale and Settle, Lancaster can be reached in 30 minutes; Kendal 35 minutes and Skipton 45 minutes - by car.

On the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, this is a great base for days out exploring the Yorkshire Dales and Lake District National Parks, and the coast at Morecambe Bay can be reached in half an hour by car.

Local Occupancy

The property is subject to local occupancy: workplace and/or principle home throughout the preceding 3 years within the relevant designated region comprising or including the County of North Yorkshire.

Property Information

Freehold property. Council Tax Band C. All mains services with gas central heating.

Hall



UPVC double glazed external door to front aspect. Cupboard housing consumer unit. Tiled flooring. Radiator. Carpeted stairs rising to 1st floor.

Living Room 12'10" x 15'5" (3.92m x 4.70m)



Spacious family living room with UPVC double glazed window to the front aspect. Feature fireplace housing log burning stove. Storage cupboard under stairs. Carpet. Radiator.

Kitchen/Dining Room 10'11" x 21'4" (3.33m x 6.51m)



Kitchen area with UPVC double glazed window to the side aspect. Range of wall and base mounted units with complimentary worktops. Stainless steel sink with drainer. Integral cooker and hob with extractor fan over. Plumbing for dishwasher. Integral fridge. Vinyl flooring. Radiator. Dining area with breakfast bar. Vinyl flooring.

Utility 6'11" x 10'6" (2.11m x 3.21m)



UPVC double glazed external door to the side aspect. UPVC double glazed window to the rear aspect. Worktop. Space for American style fridge freezer. Plumbing for washing machine. Space for dryer. Vinyl flooring. Radiator.

Garden Room 12'7" x 9'4" (3.84m x 2.85m)



Versatile garden room with UPVC trifold doors to the rear aspect. UPVC external door to the side aspect. Tiled flooring. Radiator.

Landing



First floor landing with UPVC double glazed window to the side aspect. Carpet.

Bedroom 1 13'0" x 10'3" (3.95m x 3.13m)



Good-sized double bedroom with UPVC double glazed window to the front aspect and views across town to open country. Carpet. Radiator.

Bedroom 2 10'11" x 10'5" (3.33m x 3.18m)



Another good-sized double bedroom with UPVC double glazed window to the rear aspect. Laminate flooring. Radiator.

Bedroom 3 6'11" x 10'8" (2.12m x 3.25m)



Single bedroom or bunk bedroom with UPVC double glazed window to the rear aspect. Currently used as dressing room with range of built in wardrobes. Carpet. Radiator.

Bathroom 7'9" x 7'2" (2.37m x 2.18m)



House bathroom with 2 UPVC double glazed windows to the side aspect. Corner bath with shower over. Vanity unit with wash hand basin. WC. Vinyl flooring. Heated towel rail.

Wardrobe Room



Wardrobe room with UPVC double glazed window to the front aspect and views. Built in wardrobes. Carpet. Radiator. Stairs rising to top floor.

Loft Room 12'6" x 12'5" (3.81m x 3.79m)



Useful loft room with 2 Velux skylights to the front aspect. Access to extensive eaves storage to both aspects. Carpet. Heated towel rail.

Shower Room



Shower room with Velux skylight to the rear aspect. Corner shower. Wash hand basin. WC. Tiled flooring. Extractor.

Outside



Low maintenance gardens to the front and rear aspects with side access way. Front garden laid to slate chippings with pathway. Side access way with timber shed and external tap. Rear garden with astro-turf lawn and seating area. Ample on-road parking.

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

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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

