



7 Highfield Terrace, Low Bentham, LA2 7EP

Price Guide £175,000

Enjoying an elevated position with far-reaching views, this spacious 2 bed mid-terraced period home is located in the popular village of Low Bentham and has scope for reconfiguration to provide 3 or 4 bed accommodation, subject to any necessary planning consents.

Benefitting from B4RN ultrafast fibre broadband, generous garden and open plan top floor with great views, improvements over recent years include: kitchen, bathroom, double glazing and re-roof.

An ideal home for couples or families, the property also has scope as a let investment. Viewing is recommended in order to appreciate the potential here.

7 Highfield Terrace



In brief, the ground floor accommodation comprises a modern fitted kitchen and good-sized living room with feature fireplace housing log-burning stove.

On the first floor, the landing provides access to bedroom 1 - a generous double with views - and the modern house bathroom with bath and separate shower. Stairs lead up from the landing to the top floor - formerly 2 attic bedrooms and now one large open plan double with dormer, providing far-reaching views to Bowland.

Outside, steps lead down to a good-sized garden with lawn, vegetable patches, established trees and a timber shed. The cellar is accessed from the front of the property and has light and power. To the rear, there is a covered workshop area with workbench and there is also a useful store. A shared access way runs to front and rear of the property, serving the houses in the terrace.

Location

Low Bentham is located on the western edge of North Yorkshire, close to Lancashire and Cumbria. The stunning Yorkshire Dales National Park is close by, along with the Forest of Bowland - an Area of Outstanding Natural Beauty. Both the Lake District and Morecambe Bay can also be easily reached for great day trips. The village has a pub and is just over a mile from a good range of facilities in High Bentham including, shops, pubs, takeaways, bank, post office, primary school and surgery. The town has a train

station on the Leeds/Lancaster line. Excellent secondary school options are available at Settle College and QES, Kirkby Lonsdale.

Property Information

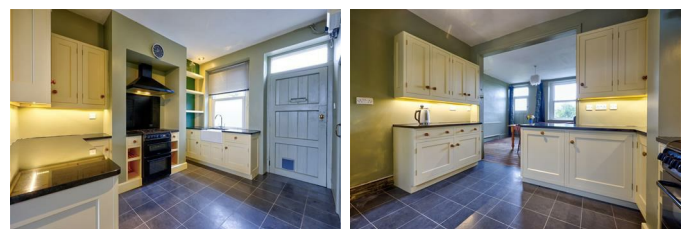
Freehold property. Council tax Band B. Mains services including gas central heating. Improvements carried out around 6 years ago include: UPVC double glazing, kitchen, bathroom, gas central heating boiler, re-roof and dormer window to bedroom 2. Furniture available, if required.

Living Room 12'0" x 15'2" (3.67m x 4.63m)



Good-sized living room with timber part-glazed external door and UPVC double glazed sash window to the front aspect. Feature fireplace housing log-burning stove. Picture rail. Fitted shelves. Exposed floorboards. Radiator. Open to kitchen. Access to stairs.

Kitchen 12'0" x 11'5" (3.67m x 3.47m)



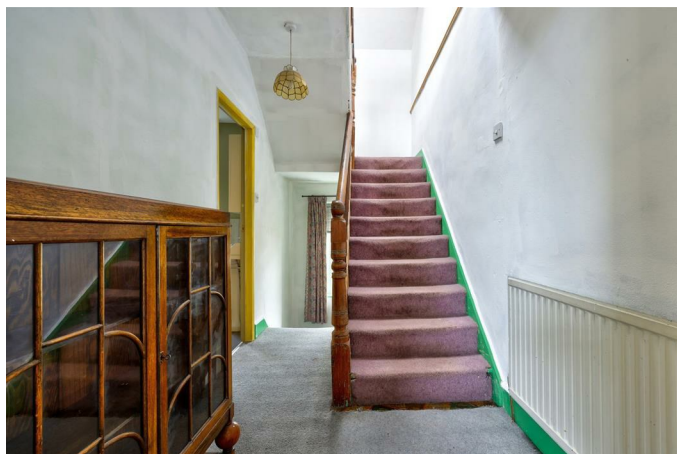
Modern fitted kitchen with timber external door and UPVC double glazed sash window to the rear aspect. Range of fitted wall and base mounted units with worktops. Belfast sink. Cooker with extractor hood over. Integral dishwasher. Space for fridge freezer. Useful cupboard with shelving. Tiled flooring.

Cellar 11'6" x 15'0" (3.50m x 4.56m)



Useful cellar with timber external door to the front aspect. Light, power and water.

Landing



First floor landing with UPVC double glazed sash window to the rear aspect. Period balustrade. Carpet. Radiator. Access to bathroom and:

Bedroom 1 10'4" x 15'1" (3.16m x 4.59m)



Generous double bedroom with UPVC double glazed sash window to the front aspect and views. Built-in cupboards and shelving. Exposed floorboards. Radiator.

Bathroom 13'9" x 9'0" (4.18m x 2.75m)



Modern house bathroom with UPVC double glazed sash window to the rear aspect. Bath. Separate shower. Wash hand basin. WC. Washing machine. Gas central heating boiler. Tiled flooring. Heated towel rail. Radiator.

Bedroom 2 23'7" x 15'0" (7.20m x 4.58m)



Expansive open plan space with 2 Velux skylights and UPVC double glazed dormer window providing fabulous views to the front aspect. Period balustrade. Radiator. Exposed floorboards.

Outside



Generous garden with lawn, vegetable patches and mature trees. Timber shed.

Workshop and Store



Part-covered workshop area to the rear, with workbench. Access to useful store.

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.

FISHER HOPPER

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office

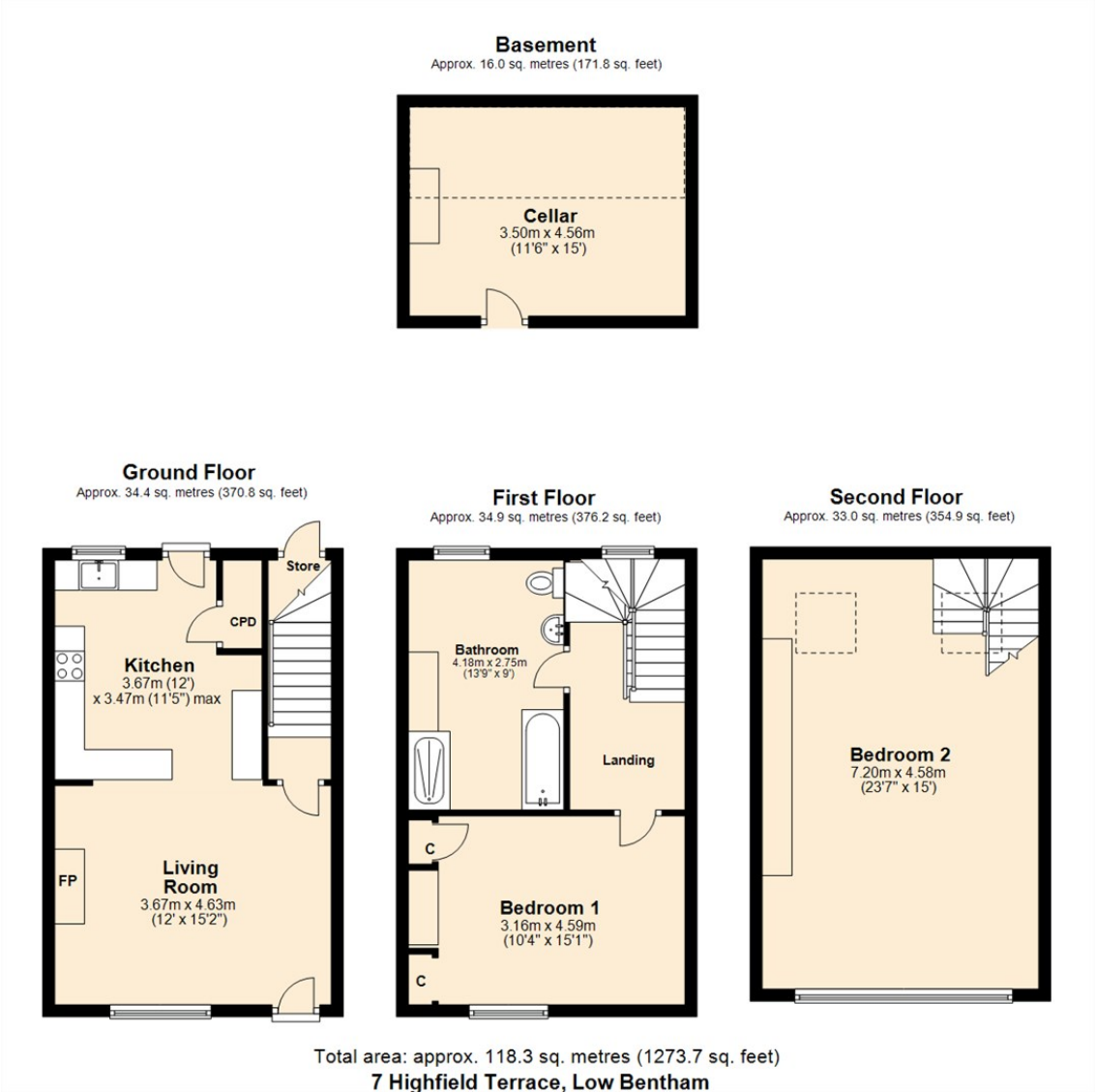
for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Directors: D. Spratt, M. Alexander

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

