



## **13 Goodenber Road, Bentham, LA2 7JD**

### **Price Guide £195,000**

Fine period, 3 bedroom mid-terraced family home in good decorative order, and ideally located for town centre amenities. Benefitting from 3 double bedrooms, 2 receptions and a contemporary house bathroom, 13 Goodenber Road is within the catchment for excellent secondary education at both Settle College and QES, Kirkby Lonsdale - with High Bentham's excellent primary school within walking distance. The property will appeal to couples and families and would also be suitable for buy-to-let investors.

Viewing is highly recommended.



### 13 Goodenber Road



The ground floor accommodation briefly comprises: entrance hall with stunning period encaustic tiled floor; superb family dining room with multi-fuel stove; living room with box bay window and stylish contemporary kitchen.

On the first floor, the landing provides access to 2 double bedrooms, a home study and modern bathroom. Stairs rise to the second floor - a large loft bedroom with eaves storage.

Outside, the property has a low maintenance garden to the front aspect and a pleasant rear garden with stone-built outhouse and 2 attached stores. There is ample on road parking to both the front and rear.

13 Goodenber Road has retained period features, including: panel doors; fireplaces and architraves, whilst enjoying all modern conveniences.

#### 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 property. Council Tax Band B. All mains services with gas central heating. NB: the property has a right of way through the adjacent 2 gardens.

#### Ground Floor

##### Hall



Traditional entrance hall with original external door featuring stained glass, to the front aspect. Period architrave. Stunning encaustic tiled floor. Space for coats and boots. Radiator. Carpeted stairs rising to the first floor. Access to dining room.

**Dining Room 12'9" x 12'7" (3.88m x 3.84m)**



Superb family dining room with UPVC double glazed external door to the rear aspect. Feature fireplace with 14KW multi-fuel stove and exposed stonework. Large storage cupboard. Picture rail. Fitted shelving. Carpet. Access to kitchen. Open to living room.

**Living Room 12'9" x 11'9" (3.88m x 3.57m)**



Generous living room with UPVC double glazed box bay to the front aspect. Feature fireplace. Picture rail. Carpet. Radiator.

**Kitchen 13'5" x 9'7" (4.08m x 2.93m)**



Stylish, newly fitted, contemporary kitchen with UPVC double glazed external door to the rear aspect and window to the side.

Range of wall and base mounted units with deep drawer storage. Stainless steel sink and drainer. Cooker. 5 ring hob with extractor hood over. Integrated dishwasher, fridge and freezer. Timber flooring. Under unit plinth heater.

**Store**

2 external attached stores, one with plumbing for washing machine.

**First Floor**

**Landing**



Landing providing access to bedrooms 1 and 2, study and house bathroom. Carpet.

**Bedroom 1 11'0" x 13'10" (3.36m x 4.21m)**



Very generous double bedroom with UPVC double glazed window to the front aspect. Period feature fireplace. Range of built-in wardrobes. Exposed floorboards. Radiator.



**Bedroom 2 11'8" x 10'2" (3.56m x 3.10m)**



Double bedroom with UPVC double glazed window to the rear aspect. Large built-in cupboard. Fitted shelving. Carpet. Boxed radiator.

**Study 6'11" x 6'9" (2.11m x 2.05m)**



Ideal home study or additional storage space with timber framed sash window to the side aspect. Gas central heating boiler. Carpet.

**Bathroom 7'6" x 9'7" (2.28m x 2.93m)**



Modern house bathroom with UPVC double glazed window to the rear aspect. Bath, wash hand basin, shower cubicle and WC. Timber flooring. Heated towel rail. Radiator.

**Loft Bedroom 18'6" x 15'11" (5.65m x 4.86m)**



Generous double loft bedroom with 2 skylights. Carpet. 2 radiators. Access to eaves storage.

**Storage**

Useful under eaves storage area.

**Outside**



**Gardens**



Low maintenance garden to front aspect.

Pleasant rear garden with useful stone-built store - the old wash house - with power. Lawn and established borders. Rear gate providing easy access to off-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

### **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**

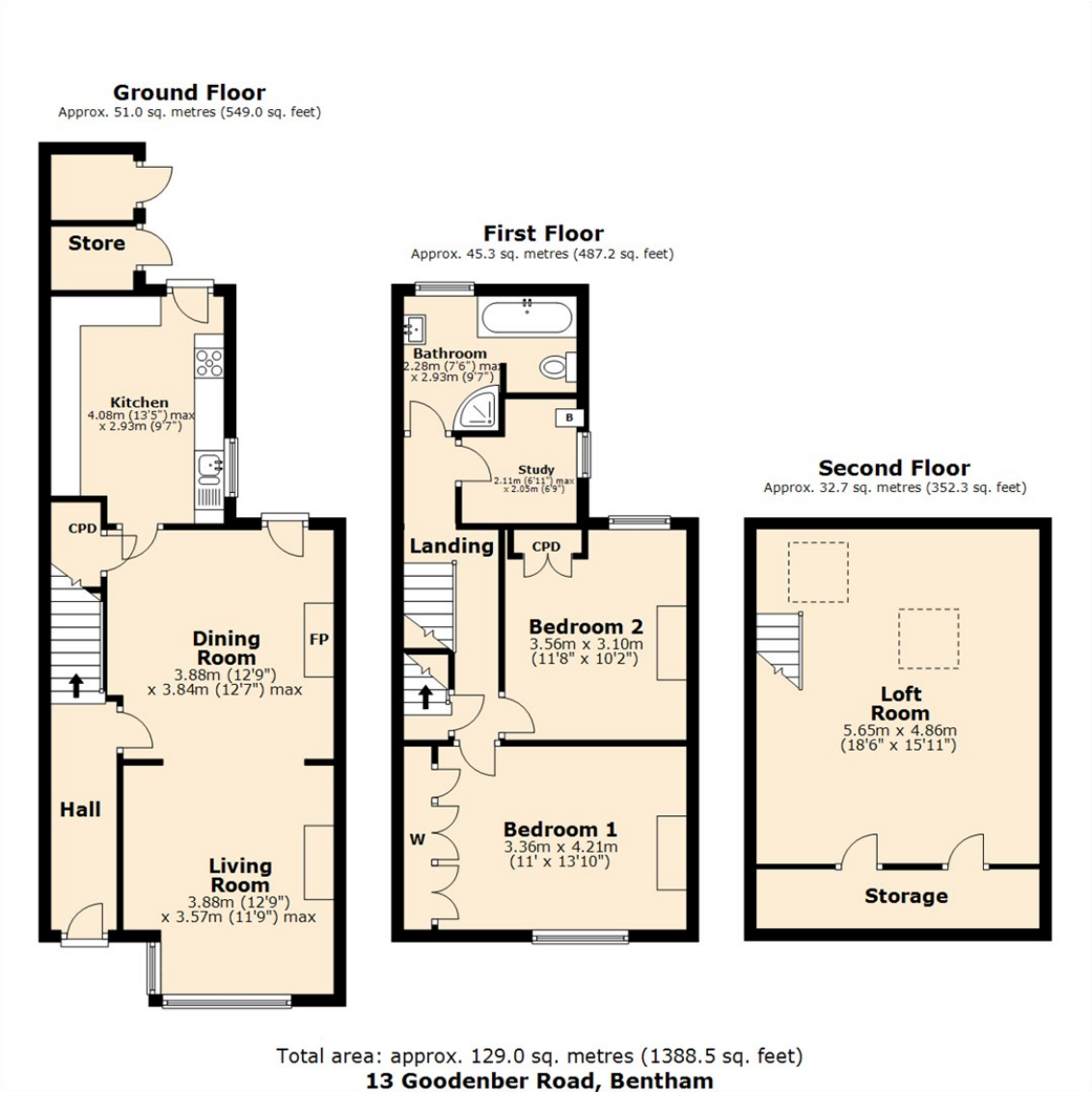
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### **FLOOR PLANS**

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

