



## 17 Pye Busk Close, Bentham, LA2 7BG

### Price Guide £280,000

Benefitting from solar panels, generous garden with views to open country and a large tandem garage, this detached 2 double bedroom bungalow is situated on a quiet cul-de-sac on the edge of the popular market town of High Bentham.

With scope for some updating, there is potential to create a great home for singles or couples. Perfect for retirement too.

The property is EPC A rated. Viewing is advised in order to fully appreciate the potential here.

## 17 Pye Busk Close

In brief, the accommodation comprises: L-shaped hall with airing cupboard; sitting room; 2 double bedrooms; shower room; kitchen and conservatory to rear.

Outside, the property has a generous garden to the rear with lawn, patio seating and vegetable beds. Lovely views to open country. Driveway parking and large tandem garage. Garden laid to lawn to the front aspect.

### High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

### Property Information

Tenure: freehold. Council Tax Band D. Solar Panels with feedback tariff of approx. £1,600 P.A. Gas central heating. Mains water, drainage and electricity.

### Porch

Entrance porch with UPVC double glazed external door to the side aspect and drive. Glazed inner door to hall. Cupboard housing gas mains. Cupboard housing consumer unit. Carpet tiles.

### Hall

L-shaped entrance hall providing access to all accommodation. Large airing cupboard with radiator. Carpet. Radiator.

### Sitting Room 15'5" x 10'10" (4.70m x 3.31m)



Sitting room with UPVC double glazed window to the front aspect. Carpet. Radiator.

### Bedroom 1 12'10" x 10'10" (3.92m x 3.31m)



Good-sized double bedroom with UPVC double glazed window to the rear aspect and countryside views. Large built-in cupboard with shelving. Carpet. Radiator.

## **Kitchen 9'11" x 10'11" (3.02m x 3.32m)**



Kitchen with UPVC double glazed window and timber framed single glazed door to the rear conservatory. Range of wall and base mounted units with space for cooker. Extractor over. Stainless steel sink and drainer. Plumbing for washing machine. Space for dryer. Space for fridge. Space for freezer. Carpet tiles. Radiator. Gas central heating boiler.

## **Conservatory 6'2" x 9'5" (1.88m x 2.88m)**

UPVC double glazed conservatory with external door to rear aspect. Carpet tiles.

## **Shower Room 5'6" x 7'7" (1.67m x 2.30m)**



Shower room with UPVC double glazed window to the side aspect. Corner shower cubicle. Vanity unit with wash hand basin. WC. Extractor. Radiator. Carpet.

## **Bedroom 2 9'10" x 10'11" (3.00m x 3.32m)**



Double bedroom with UPVC double glazed window to the front aspect. Carpet. Radiator.

## **Outside**



## **Garden**



Generous garden to rear with countryside views. Lawn, patio seating and vegetable beds. Front garden laid to lawn.

## **Parking**

Driveway parking. Large tandem garage.

## **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.

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

## **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.

## **INTRODUCERS FEES**

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

## **FISHER HOPPER**

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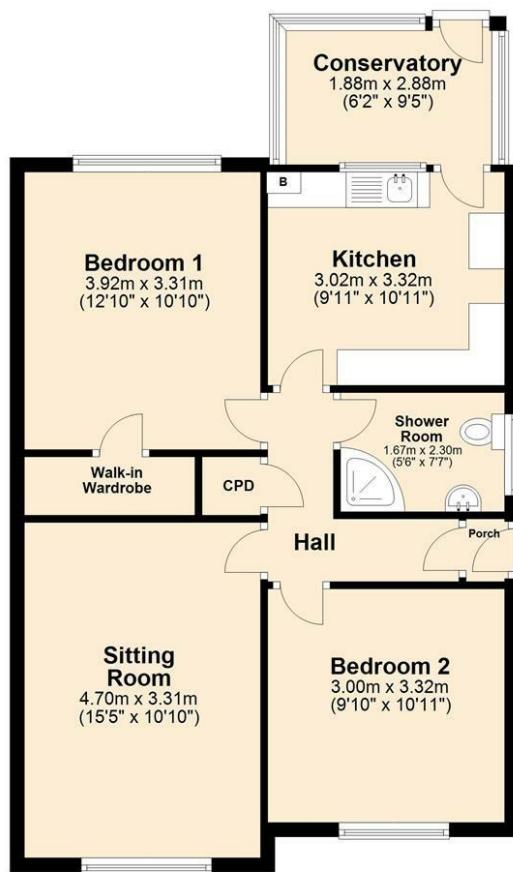
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

## **FLOOR PLANS**

## Floor Plan

## Floor Plan

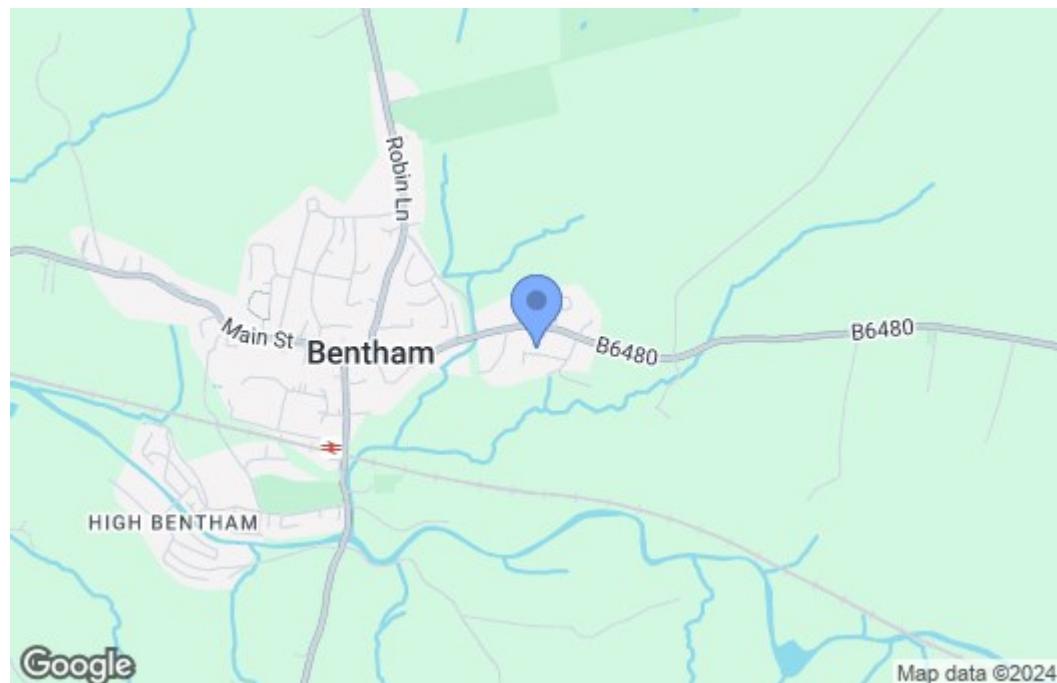
Approx. 68.0 sq. metres (731.7 sq. feet)



Total area: approx. 68.0 sq. metres (731.7 sq. feet)

## 17 Pye Busk, Bentham

## Area Map



## Energy Efficiency Graph

Very energy efficient - lower running costs

93

97

92 plus A

81-91 B

69-80 C

55-68 D

39-54 E

21-38 F

1-20 G

Not energy efficient - higher running costs

Current Potential

Energy Efficiency Rating