



**Ellerburn, Burton Road, Lower Bentham, LA2 7DZ**  
**Offers In The Region Of £540,000**

This charming property, accessed via a shared drive, offers privacy amidst mature trees and greenery. Its layout features a main entrance hall leading to a kitchen, dining area, and sitting room, along with a utility and a shower room. Three ground floor bedrooms provide comfortable living, while an spacious attic room with ensuite bathroom completes the accommodation upstairs. The property also benefits from generous gardens, garage and off road parking.

## Ellerburn

Nestled in a peaceful setting, accessible via a shared private drive with avenue of trees, this property boasts ample off road parking for 3 to 4 cars, and a spacious plot with mature trees and plants, ensuring privacy. The layout comprises a main rear entrance hall leading to various rooms, including the kitchen, dining area, and sitting room, as well as a utility and a convenient shower room. Three bedrooms on the ground floor offer comfortable living, while upstairs, a generously sized attic room awaits, complete with its own ensuite bathroom.

## Property Information

Freehold

Council Tax Band E

EPC E

All mains services.

Broadband connection.

## Low Bentham 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.

## Entrance Hall



Fitted carpet, radiator, timber and glazed door to rear.

## Kitchen 10'7" x 10'0" (3.23m x 3.06m)



Tiled floor, radiator, beech shaker style kitchen with granite worktop, integrated double oven, gas hob with extractor hood, integrated sink, timber framed double glazed window

## Utility Room 14'10" x 8'7" (4.53m x 2.64m)



Tiled floor, base units with 1.5 drainer sink, plumbing for washing machine and tumble dryer, space for under counter fridge / freezer, internal door to garage, timber framed double glazed window and timber framed double glazed window and door to back.

**Dining Room 17'8" x 10'1" (5.39m x 3.08m)**



Dual aspect dining room with fitted carpet, radiator and two timber framed double glazed windows

**Sitting Room 14'5" x 13'4" (4.4m x 4.08m)**



Fitted carpet, radiator, double glazed sliding patio doors, double glazed windows, gas fire and surround.

**Shower Room 7'3" x 5'0" (2.21m x 1.54m)**

Vinyl flooring, shower cubicle, wash basin, toilet, extractor fan, double glazed window.

**Bedroom One 11'9" x 12'4" (3.60m x 3.77m)**



Fitted carpet, radiator, fitted bedroom furniture, timber framed double glazed bay window to front aspect

**En-Suite**

Wood laminate flooring, toilet, wash basin, timber framed double glazed window.

**Bedroom Two 16'11" x 10'0" (5.16m x 3.06m)**



Dual aspect double room, fitted carpet, radiator, timber framed double glazed windows to front and side aspects.

**Bedroom Three 9'10" x 8'4" (3.01m x 2.56m)**



Fitted carpet, radiator, fitted wardrobes, timber framed double glazed window to side aspect

**First Floor**

**Bedroom Four 15'10" x 12'9" (4.85m x 3.90m)**



Double bedroom with fitted carpet, radiator, eaves store, cupboard housing hot water cylinder, velux, dormer window

### **En-Suite 6'10" x 7'7" (2.09m x 2.33m)**



Fitted carpet, radiator, bath with hand shower, toilet, wash basin with vanity unit, velux window.

### **Garage 9'10" x 16'5" (3.01m x 5.02m)**

Concrete floor, light and power, up and over door, door to utility room.

### **Outside**



Tarmac drive leading to ample parking for 3 to 4 cars, generous mature garden to front and side with established trees and plants.

### **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.

### **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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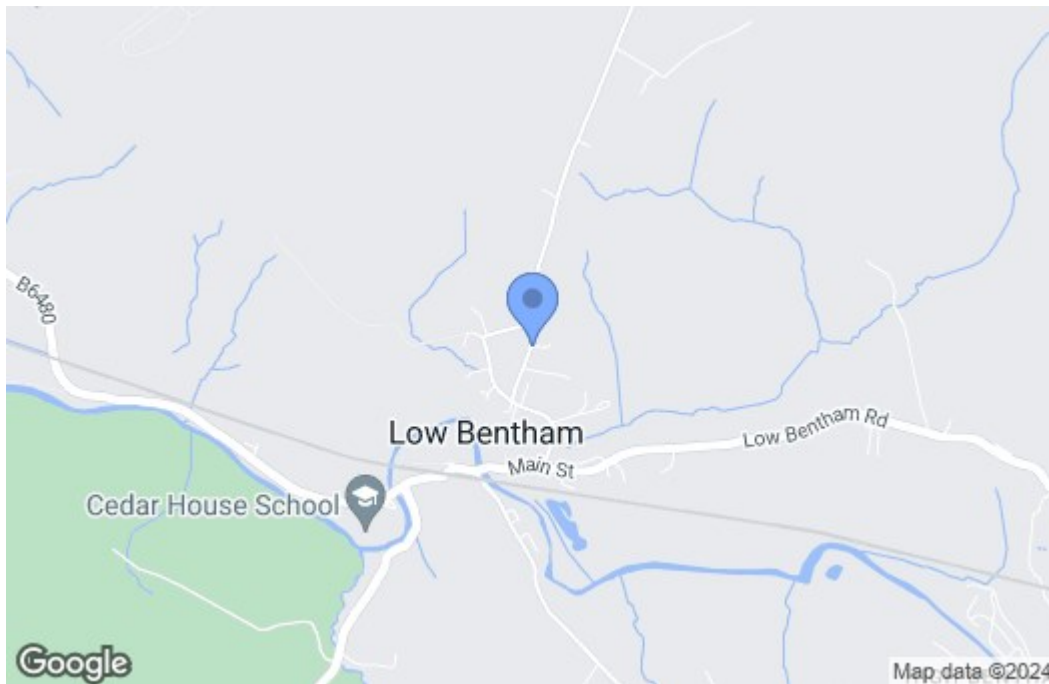
### **FLOOR PLANS**

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

