



## **2 Harley Close, Low Bentham, LA2 7HD**

### **Price Guide £365,000**

Well presented and maintained, this spacious, link-detached 3 bedroom home is located on the edge of the popular village of Low Bentham - with easy access to a good range of amenities in High Bentham and within the catchment for excellent secondary education options at both Settle College and Kirkby Lonsdale.

There are 2 light and airy reception rooms, complimented by a conservatory overlooking the delightful and well tended gardens to the rear. With attached garage, there is further ample off-road parking to the front of the property.

Viewing is essential in order to appreciate the space, presentation and convenience available here.

## 2 Harley Close



In brief, the ground floor accommodation comprises: double glazed porch; hallway with storage; utility cloakroom; spacious triple aspect living room with box bay; family dining room and contemporary fitted kitchen.

On the first floor, the landing provides access to the 3 bedrooms and house bathroom. All 3 bedrooms are doubles, with an en-suite shower room to bed 1.

Outside, 2 Harley Close has very pleasant and well tended gardens to the front and rear aspects, comprising patio seating area and established beds. The attached garage has good storage space over, with room for appliances too. To the front aspect, there's driveway and forecourt parking for a further 3 vehicles.

### 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.

### Property Information

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

### Kitchen 9'10" x 10'6" (2.99m x 3.19m)



Stylish contemporary kitchen with UPVC double glazed door and window to the rear aspect. Range of wall and base mounted units with complimentary worktops. Ceramic sink with drainer. Electric hob with extractor over. Integral dishwasher and fridge freezer. Tiled flooring.

### Living Room 12'10" x 17'4" (3.92m x 5.28m)



Spacious triple aspect living room with UPVC double glazed windows to the side aspects and box bay to the front. Internal window to dining room providing further light. Feature fireplace housing gas flame fire. Carpet. 2 radiators.

## Dining Room 15'1" x 9'3" (4.60m x 2.83m)



Good-sized family dining room with 2 UPVC double glazed windows to the side aspect, aluminum double glazed patio doors to the conservatory and internal window to the living room - providing plenty of light to this space. Under stairs storage cupboard. Carpet. Radiator. Carpeted stairs rising to 1st floor.

## Conservatory



UPVC double glazed conservatory with French doors to the rear aspect and lovely outlook to the garden. Laminate flooring. Wall mounted electric heater.

## Porch

UPVC double glazed entrance porch. Tiled floor.

## Hall



Entrance hall with glazed inner door to porch. Carpet. Radiator.

## Cloakroom

Ground floor cloakroom with UPVC double glazed window to the side aspect. WC and wash hand basin. Plumbing for washing machine. Space for dryer. Vinyl flooring. Radiator.

## Garage 19'5" x 9'0" (5.91m x 2.74m)

Attached garage with up and over door to the front aspect, plus door and window to the rear aspect. Ample storage space over. Light, power and water with plumbing for a washing machine. Space for utilities.

## Landing



First floor landing providing access to the 3 bedrooms and house bathroom. Loft inspection hatch. Linen cupboard. Carpet.

## **Bedroom 1 12'10" x 14'8" (3.92m x 4.48m)**



Generous double bedroom with UPVC double glazed windows to the front and side aspects. Range of fitted mirror wardrobes. Cupboard housing gas central heating boiler. Carpet. Radiator.

### **En-suite**



Bedroom 1 en-suite with UPVC double glazed window to the side aspect. Shower. Vanity unit with wash hand basin. WC. Carpet. Heated towel rail.

## **Bedroom 2 14'8" x 8'10" (4.47m x 2.68m)**



Another good sized double bedroom with UPVC double glazed window to the side aspect. Carpet. Radiator.

## **Bedroom 3 9'9" x 10'6" (2.97m x 3.19m)**



Smaller double bedroom with UPVC double glazed window to the rear aspect. Carpet. Radiator.

### **Bathroom**



House bathroom with UPVC double glazed window to the front aspect. Bath. Separate shower cubicle. Vanity unit with wash hand basin. WC. Vinyl flooring. Heated towel rail.

## Outside



Corner plot on a quiet residential cul-de-sac.

## Front



Established raised beds. Gated access to rear.

## Parking



Attached garage. Driveway parking for 2 cars. Parking area for 1 further vehicle.

## Rear



Pleasant split level rear garden with sunny patio seating area and established, well stocked beds.

## 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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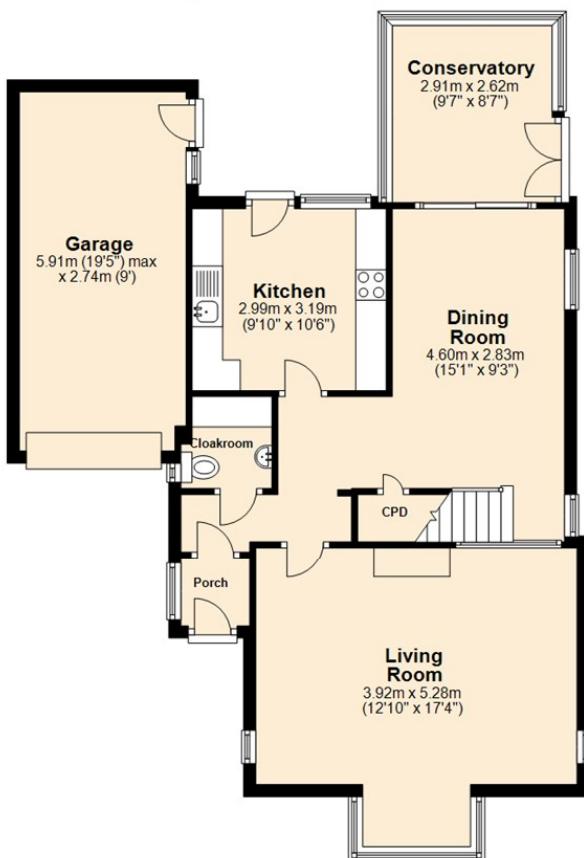
#### FLOOR PLANS

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

## Floor Plan

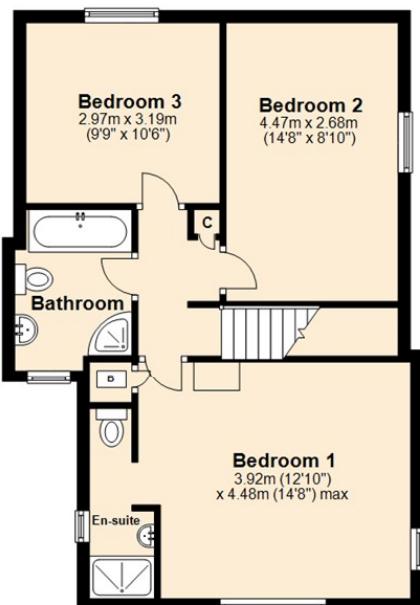
### Ground Floor

Approx. 81.7 sq. metres (878.9 sq. feet)



### First Floor

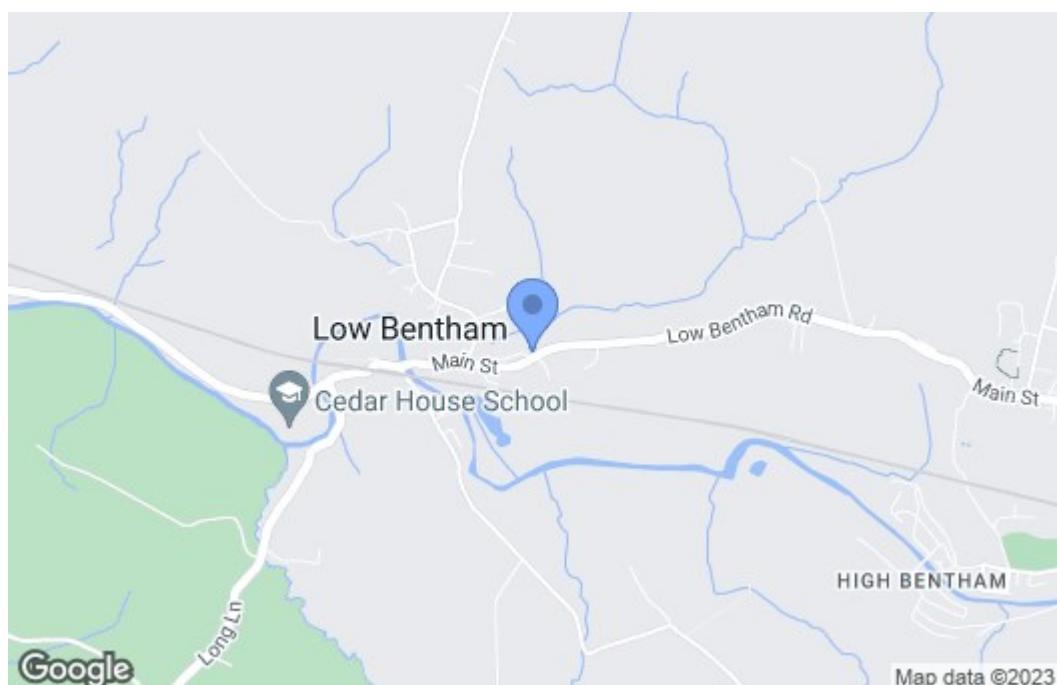
Approx. 54.4 sq. metres (585.4 sq. feet)



Total area: approx. 136.0 sq. metres (1464.3 sq. feet)

2 Harley Close, Low Bentham

## Area Map



## Energy Efficiency Graph

