FISHER HOPPER
ESTATE AGENTS

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16 Goodenber Road, Bentham, LA2 7JD
Offers In The Region Of £210,000

Spacious 3 bed mid-terraced family home is presented in good order, benefitting from a generous rear garden, good-sized open plan living/dining room and useful loft room - ideal for hobbies or storage.

Suitable for singles, couples, families, first time buyers and buy-to-let investors, viewing is highly recommended.

Property Description

Welcome to 16 Goodenber Road, a 3 bedroom mid-terrace house conveniently located in Bentham close to local amenities.

This spacious property comprises of an entrance hall, good-sized living room open to a family dining room, and a modern fitted kitchen. On the first floor, the landing provides access to 2 double bedrooms; a good-sized single bedroom; house bathroom and separate cloakroom. A fixed ladder stair on the landing provides access to a useful loft room with further eaves storage.

Externally, the property benefits from a small garden to the front aspect, large garden to the rear and on-road parking.

Property Information

Freehold property
Council Tax Band B
EPC Rating D
All mains services with gas central heating
NB: right of access through adjacent garden for bins, with one neighbour having access across the rear of number 16

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.

Entrance Hall

Wood laminate flooring, radiator, stairs providing access to first floor, timber framed single glazed external door to the front aspect.

Dining Room 12'0" x 12'9" (3.66m x 3.88m)

Good-sized family dining room with wood laminate flooring, radiator, built-in cupboard and shelving, timber framed double glazed window to the rear aspect.

Living Room 10'8" x 12'9" (3.26m x 3.88m)

Wood laminate flooring, radiator, fireplace with gas fire, fitted shelving, timber framed double glazed bay window to the front aspect.

Kitchen 12'6" x 8'11" (3.80m x 2.71m)

Wood laminate flooring, radiator, range of wall and base units, sink with drainer, integral oven, hob with extractor over, space for fridge freezer, plumbing for washing machine, understairs cupboard, timber framed double glazed windows to the rear and side aspects, timber framed single glazed external door to the rear aspect.

Landing

Exposed floorboards, fixed ladder stair providing access to loft room.

Bedroom 1 12'0" x 10'3" (3.66m x 3.13m)

Spacious double bedroom with wood laminate flooring, radiator, built-in wardrobes, timber framed double glazed window to the front aspect.

Bedroom 2 10'11" x 10'3" (3.32m x 3.13m)

Another good-sized double bedroom with wood laminate flooring, radiator, built-in wardrobes, timber framed double glazed window to the rear aspect.

Bedroom 3 11'3" x 5'9" (3.43m x 1.75m)

Good-sized single bedroom with wood laminate flooring, radiator, timber framed double glazed window to the front aspect.

Bathroom 5'7" x 8'11" (1.70m x 2.72m)

Modern bathroom with vinyl flooring, radiator, wash basin, toilet, bath with shower over, built-in cupboard housing gas central heating boiler, timber framed double glazed window to the rear aspect.

WC

First floor toilet with vinyl flooring, timber framed double glazed window to the side aspect.

Loft Room 14'10" x 11'1" (4.51m x 3.39m)

Versatile loft room with fitted carpet, light and power, Velux skylight, access to eaves storage.

External - Front

Neat paved front garden, on road parking.

External - Rear

Large garden with patio seating areas, lawn, established borders, greenhouse, shed and raised child-safe pond.

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

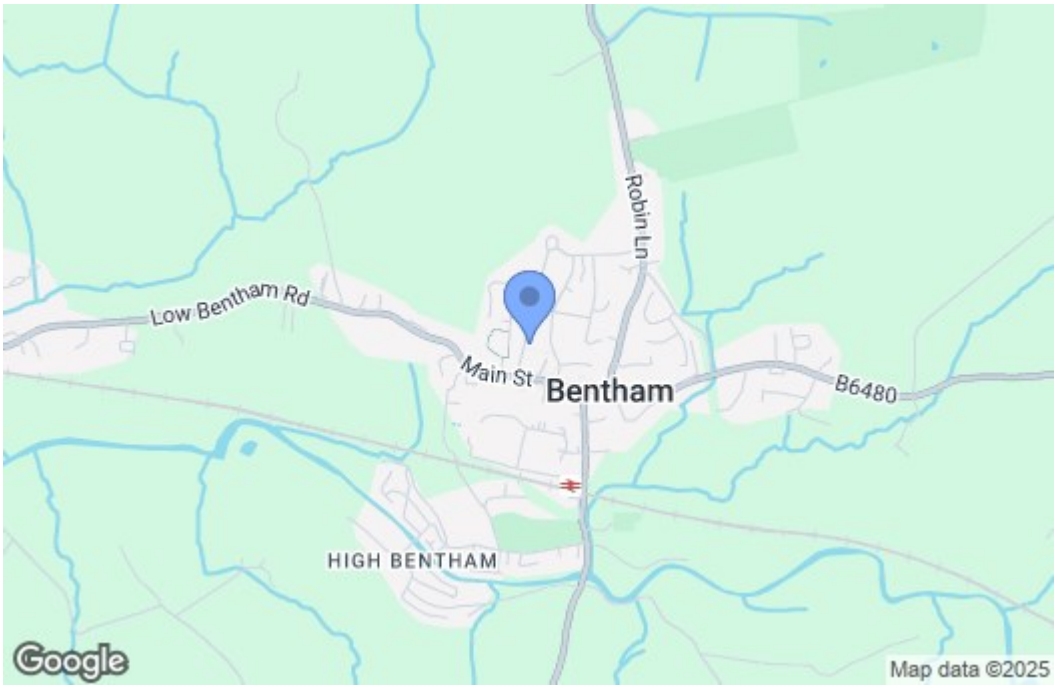
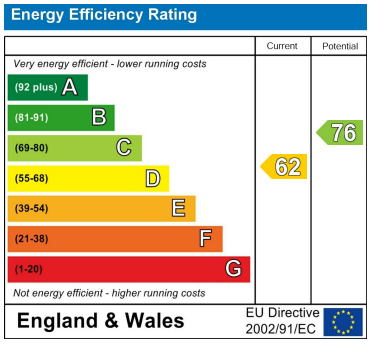
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

Total area: approx. 101.8 sq. metres (1096.0 sq. feet)

16 Goodenber Road, Bentham

Area Map



Energy Efficiency Graph