



3 Mount Pleasant, LA2 7JY
£245,000

Spacious four-bedroom detached property in High Bentham, conveniently located close to local amenities.

The property comprises a sitting room, kitchen, four bedrooms, and a main bathroom. Outside, there is a front yard and an enclosed rear garden with a ginnel connecting the two.

In need of refurbishment and modernisation, this home offers a fantastic opportunity to create your dream living space.

Property Description

Welcome to 3 Mount Pleasant – a substantial four-bedroom semi-detached home located in the heart of the charming market town of High Bentham. Blending original character with a practical layout, this versatile property offers excellent potential for personalisation and modernisation.

Set over three floors, the home opens into a spacious lounge which leads through to a well-proportioned kitchen offering ample workspace and room for a dining table as well as direct external access to the side of the property—conveniently connecting both the front yard and rear garden.

On the first floor, you'll find two large double bedrooms along with a stylish, modern family bathroom. The top floor comprises the principal bedroom and an additional generously sized double room.

Outside, enjoy a private, low-maintenance rear garden with mature planting and a water feature.

With its central location, spacious layout, and scope to add your personal touch, 3 Mount Pleasant offers the perfect foundation to create a dream home tailored to your needs in a vibrant community setting.

Property Information

Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC

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.

Ground Floor

Sitting Room



Fitted carpet, radiator, gas fire, fitted mantle, large double glazed window and UPVC door with stained glass panel to front aspect.

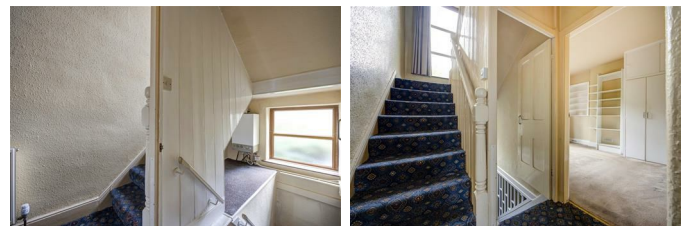
Kitchen



Fitted carpet, radiator, range of wall and base units, single drainer sink, integrated oven and hob, space for washing machine, staircase, double glazed window to rear aspect, external door to alley providing side access to front and rear.

First Floor

Landing



Fitted carpet, boiler, fitted shelves, radiator, staircase to second floor, double glazed window with textured glass to rear aspect.

Bedroom Two



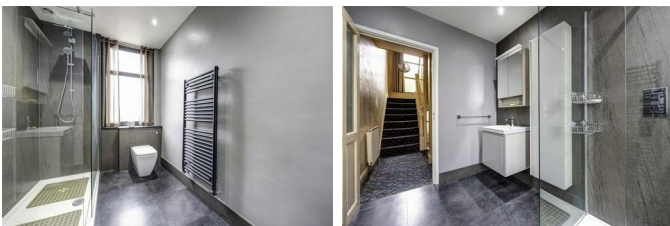
Double room with floor covering, radiator, fitted shelf, recessed shelving, partition with opening and 2 windows, double glazed window to front aspect.

Bedroom Three



Double room with fitted carpet, radiator, recessed shelving, fitted wardrobe, double glazed window to rear aspect.

Bathroom



Vinyl flooring, heated towel rail, wash basin, toilet, walk in shower cubicle, mirrored wall mounted vanity unit and wall mounted cupboard, double glazed window with textured glass to front aspect.

Second Floor

Landing

Fitted carpet, loft access, double glazed window to rear aspect.

Bedroom One



Double room with fitted carpet, radiator, walk

in wardrobe with fitted shelves, double glazed window to front aspect.

Bedroom Four



Double room with fitted carpet, radiator, fitted shelves, double glazed window to rear aspect.

External

Front

Enclosed yard with gravelled area with pond, access via ginnel to rear.

Rear



Patio, water feature, steps leading to low maintenance gravelled seating area.

High Bentham Location

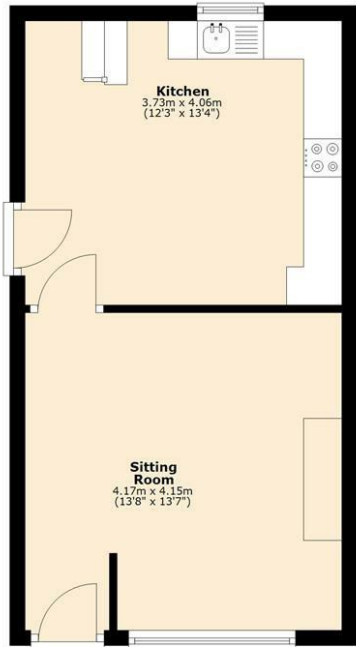
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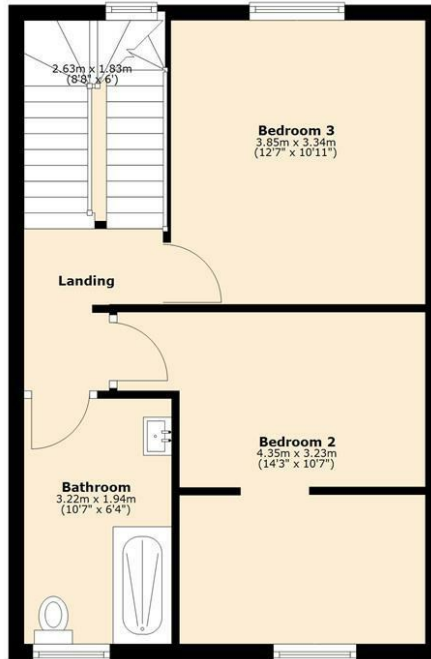
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Floor Plan

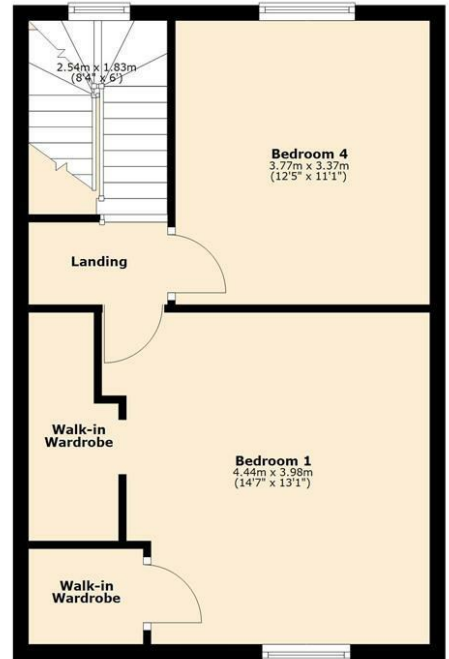
Ground Floor



First Floor

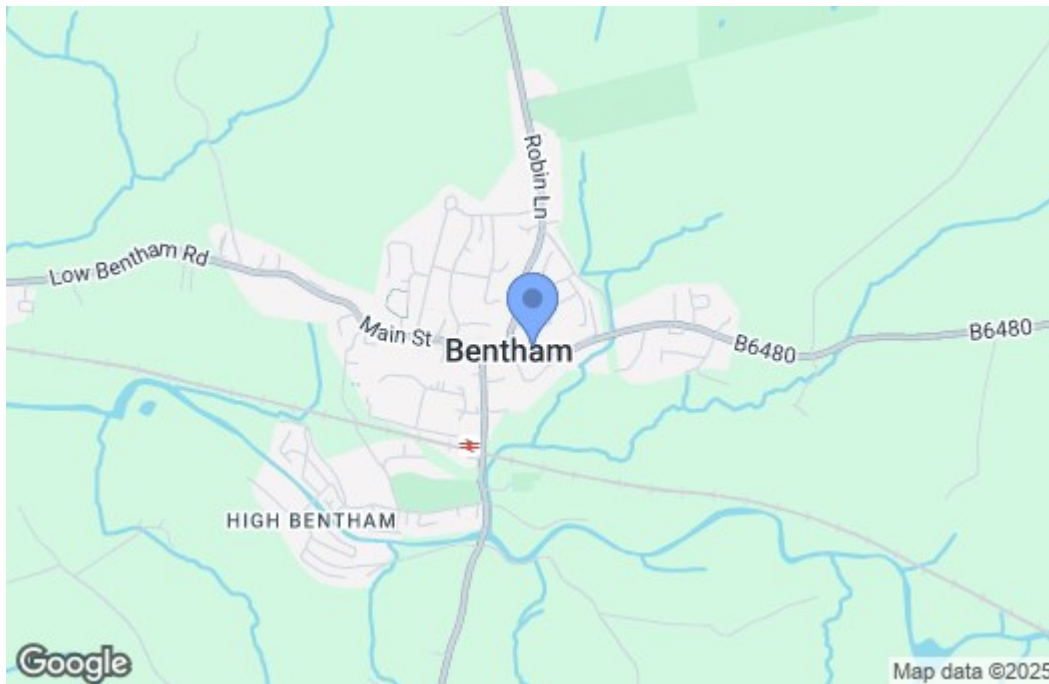


Second Floor



3 Mount Pleasant

Area Map



Energy Efficiency Graph

