



4 South View Bentham, LA2 7LJ **Offers In The Region Of £175,000**

A substantial four bed end-terrace in High Bentham, offering easy access to the train station and local amenities. Arranged over three floors, it provides generous living space with two reception rooms and spacious bedrooms. The property also benefits from a good-sized rear garden.

The property requires full renovation, offering an excellent opportunity to create your ideal family home. Viewing is highly recommended to appreciate the full potential.

Property Description

A substantial four-bedroom end-terrace property situated in a quiet area of High Bentham, with convenient access to the train station and local amenities. The property was previously arranged as three separate flats, offering flexibility for redevelopment or conversion back to a single family home.

The property is arranged over three floors. On the ground floor, there is an entrance hall, a kitchen, a dining room, and a sitting room with access from both the front and rear.

On the first floor, you will find two spacious double bedrooms and a bathroom area split into three sections: a main bathroom, a separate cloakroom, and a utility area.

The second floor comprises one single room, ideal for use as a study or for storage, along with a large double bedroom.

Externally, the property benefits from a good-sized garden to the front and a yard to the rear.

The property offers significant potential but requires full renovation, providing an excellent opportunity to create your dream family home and put your stamp on it.

Property Information

Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Services: All mains

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

Entrance Hall

Vinyl tiled flooring, staircase to first floor, double glazed door and window to front aspect.

Sitting Room



Wooden floorboards, open fireplace, fitted cupboards, window into dining room, large double glazed bay window to front aspect.

Dining Room



Tiled flooring, fireplace, double glazed window to rear aspect.

Kitchen



Concrete floor, radiator, base units, single drainer sink, understairs cupboard, double glazed window and door with textured glass providing access to rear aspect.

First Floor

Landing

Fitted carpet, radiator, staircase to second floor.

Bedroom Two



Large double bedroom with fitted carpet, radiator, electric heater, double glazed window to front aspect.

Bedroom Three



Part fitted carpet, part floor boards, radiator, electric heater, wall and base units, cooker point, single drainer sink, fitted shelves, extractor fan, double glazed window to rear aspect.

Bathroom



Floor boards, electric wall mounted heater, wash basin, toilet, bath with shower over, double glazed window with textured glass to rear aspect.

Separate Cloakroom



Floor boards, wash basin, toilet, double glazed window to side aspect.

Utility Area



Floor boards, radiator, single drainer sink, boiler, worktop with single drainer sink, washing machine, extractor fan.

Second Floor

Landing

Half landing with access to attic room, fitted carpet, fitted cupboard, Velux window.

Bedroom One



Substantial attic room, floor boards, 2 radiators, fireplace, base units, 1.5 drainer sink, exposed beams, double glazed windows to front and rear aspect, 3 Velux windows.

Bedroom Four



Small attic room with floor boards, Velux window.

External

Front



Good sized enclosed garden.

Rear



Yard with shed.

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

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

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

FLOOR PLANS

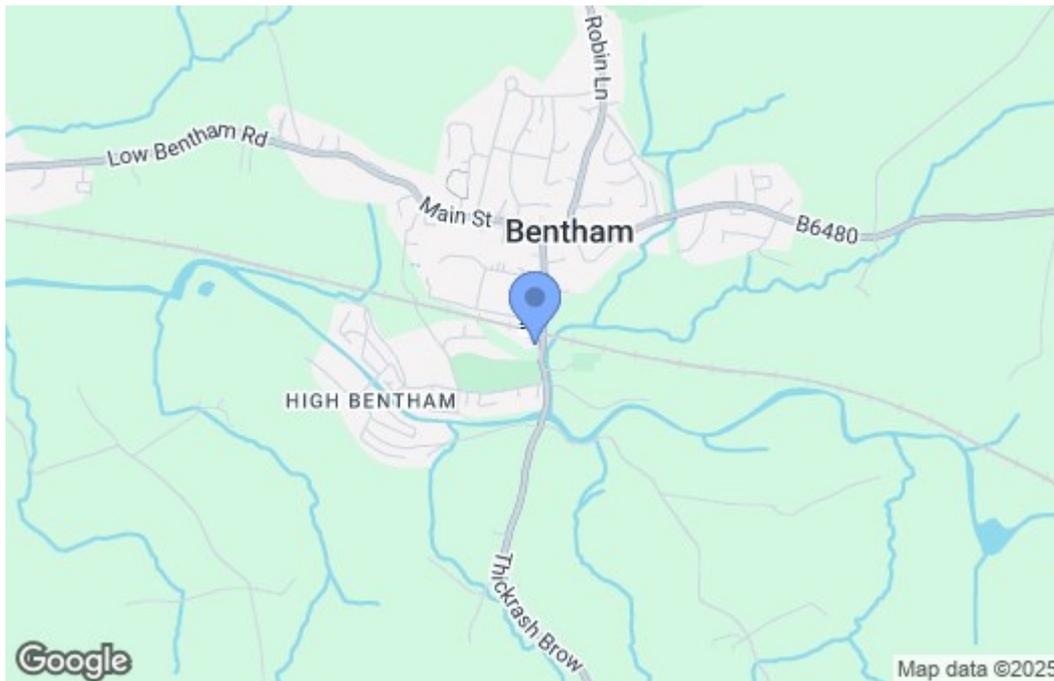
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 155.6 sq. metres (1674.5 sq. feet)
4 South View, High Bentham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

