

12 Greenfoot Lane, Low Bentham



- 3 Bed Link-Detached
- Immaculate Presentation
- Contemporary Décor
- Generous Established Gardens
- Garage & Drive
- Solar PV
- B4RN Internet
- QES & Settle College
- No Chain
- Dales, Bowland, Lakes

Offers in Region: £295,000



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DESCRIPTION

A 3 bed link-detached family home with immaculate and contemporary presentation throughout, located in the quiet village of Low Bentham. The property benefits from a generous extended garden, providing an amazing outside space for gardening enthusiasts and family entertainment.

Within the catchment for excellent secondary education at Settle College and QES, Kirkby Lonsdale, the nearby market town of High Bentham has a modern primary school and range of local amenities. 12 Greenfoot Lane is an efficient home to run, with solar panels and full double glazing. A drive and garage provide plenty of parking.

Available to market with no chain.

In brief, the ground floor accommodation comprises: hall; large living room; family dining room and modern fitted kitchen. Upstairs, a landing provides access to 2 double bedrooms, a single bedroom and contemporary house bathroom.

Outside, the property has well-tended front gardens with patio seating area and a generous driveway provides off-road parking and access to the attached garage.

The gardens to the rear have been extended and provide a paradise for gardeners with lawns, trees, vegetable beds and well-stocked, established borders. A great space for entertaining, with plenty of room for a garden room or office, if required.

12 Greenfoot Lane is on mains supplies, with solar panels and gas central heating - underfloor to kitchen, with electric underfloor heating to the house bathroom. B4RN high speed internet is connected.

A charming family home, equally suitable for couples seeking a quiet life in the country. Viewing is essential in order to appreciate this unique and stylish property.

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LOCATION

Low Bentham is an ideal base from which to explore the stunning Yorkshire Dales, Forest of Bowland and Lake District. The coast at Morecambe, Silverdale and Arncliffe is also an easy drive away.

A great range of shops, bars, pubs and bars are available just over a mile away at High Bentham. The town also has a bank, Post Office, GP surgery and train station on the Leeds/Lancaster line.

The M6 at Lancaster is around 25 minutes by car. Kendal is 45 minutes. Skipton is 55 minutes. Nearby market towns include Kirkby Lonsdale and Settle - both with Booths supermarkets.

GROUND FLOOR

HALL

Hardwood timber framed double glazed external door to the front aspect. Solid timber flooring. Radiator. Oak stairs with copper handrail rising to first floor. Door to living room.

LIVING ROOM 14' 6" x 14' 6" (4.42m x 4.44m) max

Generous family living room with hardwood timber framed double glazed tri-fold doors opening to front aspect and patio seating. Feature flame effect gas fire. Solid timber flooring. Radiator. Opening to dining room.

DINING ROOM 10' 9" x 8' 10" (3.30m x 2.71m)

Family dining room with aluminium double glazed patio doors to rear garden and seating area. Solid timber flooring. Radiator. Opening to kitchen.

KITCHEN 10' 9" x 8' 4" (3.30m x 2.56m)

Modern fitted kitchen with UPVC double glazed window to the rear aspect and hardwood timber framed double glazed external door to the side aspect. Range of wall and base mounted units with worktops. Sink. Induction hob. Integral oven, microwave, dishwasher and fridge. Large cupboard with plumbing for washing machine. Solid timber flooring. Underfloor heating.

FIRST FLOOR

LANDING

Spacious landing with UPVC double glazed window to the side aspect. Glass screen balustrade. Built-in cupboard. Loft access (part boarded). Solid timber flooring. Access to all bedrooms and house bathroom.

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BEDROOM ONE 14' 7" x 9' 5" (4.46m x 2.89m)

Good-sized double bedroom with UPVC double glazed window to the front aspect. Wall-length fitted wardrobes with sliding doors. Solid timber flooring. Radiator.

BEDROOM TWO 10' 8" x 9' 5" (3.27m x 2.88m)

Further double bedroom with UPVC double glazed window to the rear aspect. Laminate flooring. Radiator.

BATHROOM 7' 8" x 7' 11" (2.36m x 2.43m)

Stylish contemporary house bathroom with UPVC double glazed window to the rear aspect. Suite comprising bathtub, shower cubicle, WC and wash hand basin. Extractor. Tiled flooring. Heated towel rail. Electric underfloor heating.

BEDROOM THREE 8' 2" x 8' 0" (2.50m x 2.44m)

Generous single bedroom with UPVC double glazed window to the front aspect. Built-in bed. Solid timber flooring. Radiator.

OUTSIDE

GARAGE 17' 3" x 9' 1" (5.27m x 2.78m)

Attached garage with up and over door to the driveway and pedestrian access door to the rear aspect. Gas central heating boiler. Light and power.

FRONT

Good-sized front garden with lawn and established borders. Patio seating area. Driveway parking for up to 3 vehicles. Side access to rear gardens.

REAR

Superb rear gardens with patio seating area, lawns, well-stocked established borders and trees, opening out to the rear, with further lawns, fruit trees and raised vegetable beds.

Secluded and peaceful - a haven for gardening enthusiasts. Plenty of space available for a garden room or office, if required.

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GENERAL

Photographs	Items in these photographs may not be included in the sale of the property.
Viewing	By appointment through the selling agents.
Local Authority	Craven District Council
Council Tax	Council tax band E
Tenure	Freehold

AGENT NOTES

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

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

Buying your own home can be a complicated and confusing business. Why not find out which mortgage is best for you by speaking to our own Independent Financial & Mortgage Advisor? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call 015242 62616.

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 Relocation Agent Network of over 600 specially selected offices can provide this no obligation free 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.

ENERGY PERFORMANCE CERTIFICATE

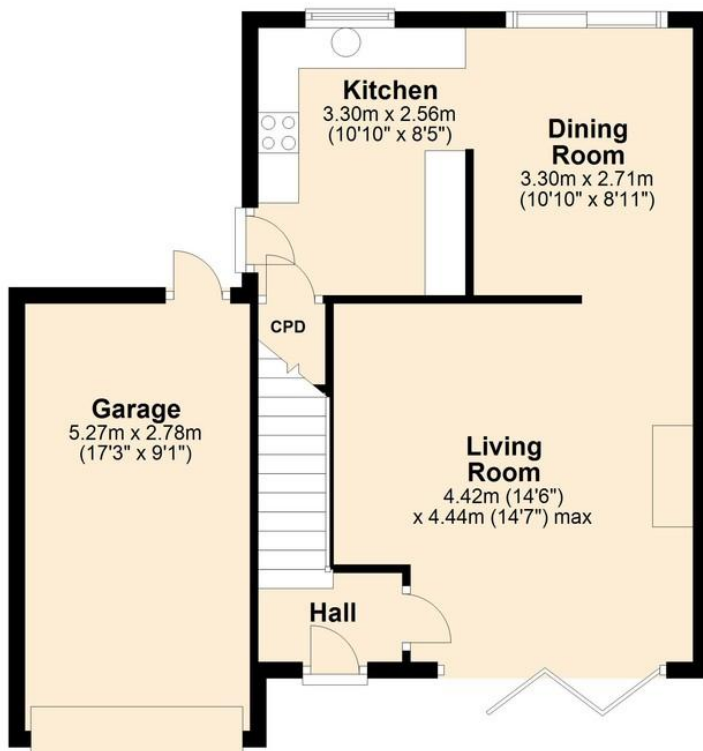
Property: 12 Greenfoot Lane, Low Bentham, North Yorkshire, LA2 7HB

Energy Efficiency Rating Current 79 Environmental Impact Rating Current 73

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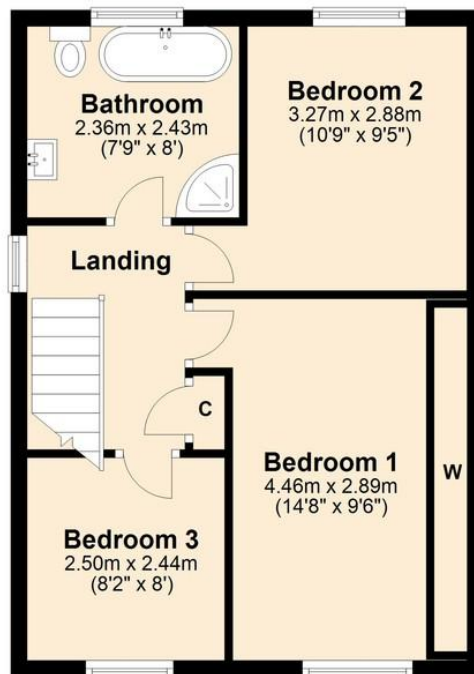
Ground Floor

Approx. 57.1 sq. metres (614.5 sq. feet)



First Floor

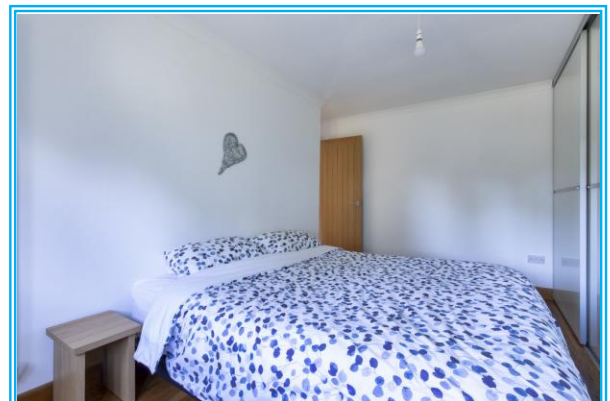
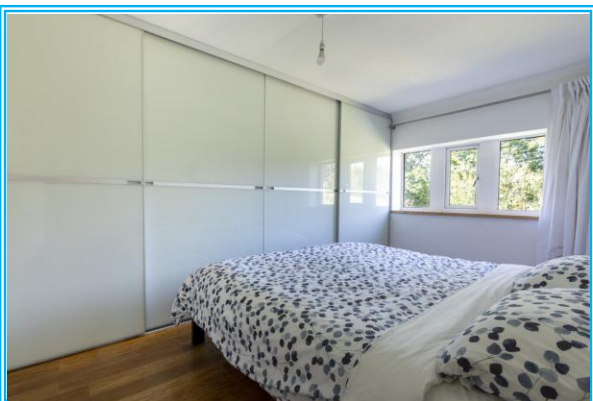
Approx. 42.3 sq. metres (455.6 sq. feet)



Total area: approx. 99.4 sq. metres (1070.0 sq. feet)

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