FISHER HOPPER
ESTATE AGENTS

43 Main Street, Bentham,
North Yorkshire, LA2 7HJ
015242 62044
property@fisherhopper.com
www.fisherhopper.com









2 Harley Close, Low Bentham, LA2 7HD

Price Guide £335,000

Superb 3-bed link-detached home in a peaceful location - a must-see to fully appreciate the space, style, and setting.

The property offers two reception rooms, a modern kitchen, conservatory, downstairs cloakroom, three double bedrooms (main with ensuite), and a family bathroom.

Outside, there's a well-maintained rear garden, attached garage, and ample off-road parking to the front.

2 Harley Close

Well-presented and spacious, this attractive three-bedroom link-detached home occupies a generous corner plot in a quiet residential cul-de-sac on the edge of the sought-after village of Low Bentham, offering excellent access to the amenities of nearby High Bentham.

The ground floor offers a practical and well-balanced layout. A double-glazed porch leads into the hallway, with access to a useful downstairs utility cloakroom. The spacious, triple-aspect living room with a feature box bay window provides a great main reception space, while the stylish, contemporary kitchen opens directly onto the rear garden—ideal for entertaining and everyday family life. A separate dining room leads into a bright and inviting conservatory, offering a lovely space to enjoy views of the garden year-round.

Upstairs, the landing gives access to three well-proportioned double bedrooms. The main bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property features well-maintained gardens to both the front and rear, with established borders and a pleasant patio seating area. The attached garage offers overhead storage and appliance space, and there is ample off-road parking for up to three vehicles on the driveway and forecourt.

Low Bentham Location

Low Bentham is a charming village situated on the western edge of North Yorkshire, close to the borders of Lancashire and Cumbria. The spectacular Yorkshire Dales National Park lies nearby, along with the Forest of Bowland—an Area of Outstanding Natural Beauty. Both the Lake District and Morecambe Bay are also within easy reach, offering excellent options for day trips and outdoor activities.

The village itself has a welcoming pub and is just over a mile from the wider amenities of High Bentham, which include shops, pubs, takeaways, a bank, post office, primary school, and medical surgery. High Bentham also benefits from a train station on the Leeds to Lancaster line, providing convenient rail connections.

For families, there are excellent secondary school options at Settle College and Queen Elizabeth School in Kirkby Lonsdale.

Property Information

Tenure: Freehold
Council Tax Band: E
EPC Rating: C
Services: All mains with gas central heating.
Covenants: No motorhomes, no business from premises

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



Tiled flooring, range of wall and base units with complementary worktops with under cupboard lights, ceramic sink with drainer, electric hob with extractor hood over, double fan oven and grill, integrated dishwasher and fridge freezer, UPVC double glazed window to rear aspect, UPVC double glazed door to rear garden.

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



Fitted carpet, 2 radiators, feature fireplace housing gas flame fire, large internal window to dining room, UPVC double glazed windows to both side aspects and box bay window to front aspect.

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



Fitted carpet, radiator, under-stairs cupboard, internal window to the living room, 2 UPVC double glazed windows to side aspect, aluminium double glazed patio doors to conservatory.

Conservatory



Wood laminate flooring, wall-mounted electric heater, UPVC double glazed windows all around, UPVC French doors to rear garden.

Porch

Tiled flooring, UPVC double glazed all around, UPVC front entrance door.

Hall

Fitted carpet, radiator, glazed inner door to porch.

Cloakroom



Vinyl flooring, radiator, wash basin, toilet, plumbing for washing machine, space for dryer, UPVC double glazed window to side aspect.

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



Concrete floor, light, power and water, plumbing for washing machine, space for utilities, ample storage space overhead, UPVC window to rear aspect, up-and-over door to front and access door to rear garden.

Landing

Fitted carpet, linen cupboard, loft access, access to bedrooms and house bathroom.

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



Fitted carpet, radiator, fitted mirrored wardrobes, cupboard housing boiler, UPVC double glazed windows to front and side aspect.

En-suite





Recently installed en-suite shower room. Vinyl flooring, radiator, wash basin with vanity unit underneath, toilet, fitted shelves, shower cubicle, UPVC double glazed window to side aspect.

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



Fitted carpet, radiator, UPVC double glazed window to side aspect.

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



Smaller double room with fitted carpet, radiator, UPVC double glazed window to rear aspect.

Bathroom





Wood laminate flooring, radiator, wash basin with large vanity unit, toilet, bath, separate shower cubicle, UPVC double glazed window to front aspect.

Outside



Front



Well maintained established raised beds with gated access to rear, gravelled drive.

Rear



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

Parking

Attached garage, driveway parking for 2 vehicles, additional parking space for 1 further vehicle.

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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £30.00 (inc. VAT) per person will be payable.

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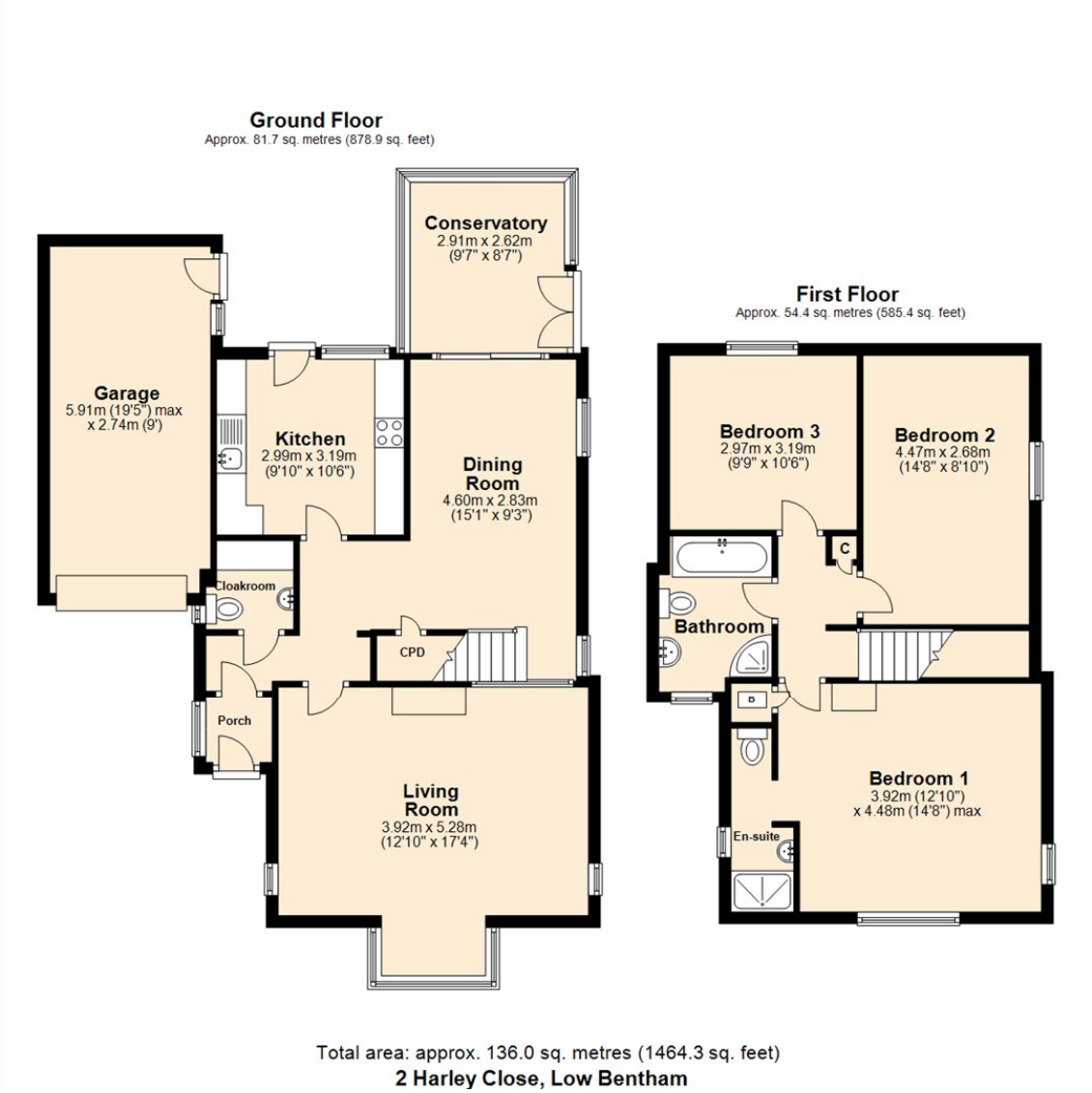
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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

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. 136.0 sq. metres (1464.3 sq. feet)

2 Harley Close, Low Bentham

Area Map



Energy Efficiency Graph

