



8 Mayfield Road, Bentham, LA2 7LP

Price Guide £165,000

Nicely presented 2 bedroom mid-terraced property, located on the edge of High Bentham, with easy access to local amenities. Benefiting from recent investments which include a new roof in 2021, 8 Mayfield Road will appeal to singles, couples and first time buyers, with potential too as a buy-to-let investment.

The property has an off-road parking space, low-maintenance patio garden and useful store. Bentham has a good primary school and is within the catchment for excellent secondary options at both Settle College and QES, Kirkby Lonsdale. Available to market with no chain, viewing is highly recommended.

8 Mayfield Road



In brief, the ground floor accommodation comprises: generous open plan lounge/diner; useful rear porch and fitted kitchen.

On the first floor, the spacious landing provides access to 2 double bedrooms, the house bathroom and a separate cloakroom.

Outside there is a pleasant low-maintenance patio garden to the front aspect and a yard to the rear with a good-sized external store. The property title extends across the rear access way, providing a parking space for 1 vehicle.

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 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.

Property Information

Freehold property. Council Tax Band B. All mains services with gas central heating. Recent investments: New roof in 2021. Rear porch extension. New rainwater goods to front aspect. New front door.

Lounge/Diner 27'5" x 14'4" (8.35m x 4.36m)



Open plan lounge/diner with UPVC double glazed external door and window to the front aspect.

Lounge Area



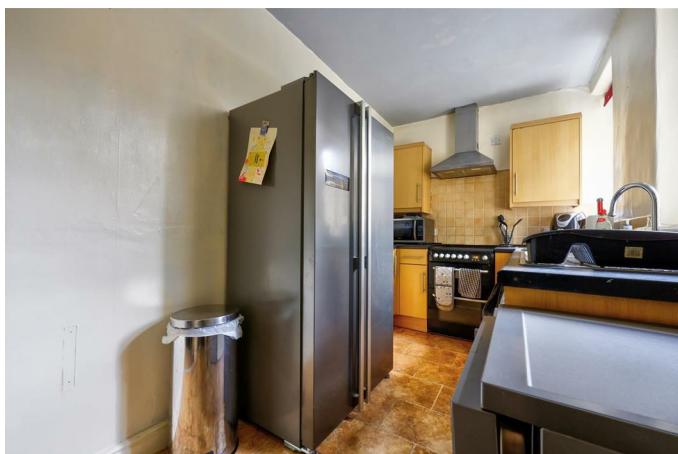
Good-sized lounge area. Cupboard housing consumer unit. Carpet. Radiator. Part-glazed door providing access to stairs. Open to:

Dining Area



Generous family dining area with UPVC double glazed French Doors to the rear porch. Built-in cupboard and shelving. Carpet. Radiator. Access to:

Kitchen 11'8" x 6'8" (3.56m x 2.02m)



Fitted kitchen with 2 UPVC double glazed windows to the side aspect. Range of base and wall mounted units. Stainless steel sink and drainer. Space for cooker with extractor over. Plumbing for washing machine and slim line dishwasher. Space for fridge freezer. Under stair storage cupboard. Tiled flooring.

Rear Porch

Useful rear porch with UPVC double glazed external door to the rear yard. Gas central heating boiler. Coat hooks - space for boots. Space for dryer. Tiled flooring.

Landing



Spacious landing providing access to 2 bedrooms, the house bathroom and a separate cloakroom. Loft access. Carpet. Radiator.

Bedroom 1 10'6" x 14'2" (3.19m x 4.32m)



Good-sized double bedroom with UPVC double glazed window to the front aspect. Carpet. Radiator.

Bedroom 2 16'7" x 8'11" (5.06m x 2.71m)



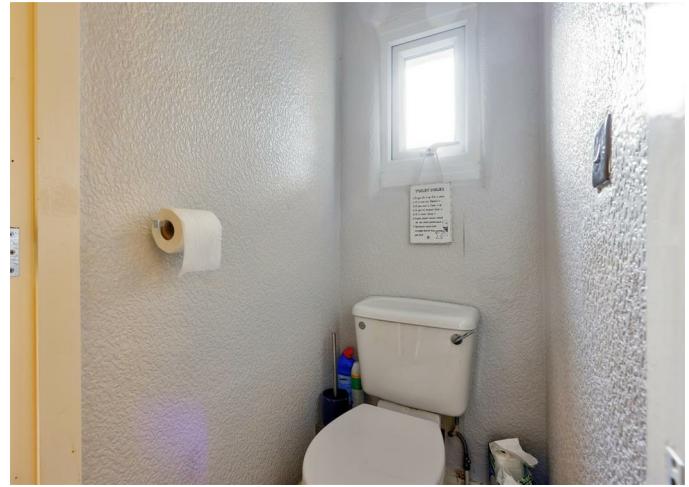
Another good-sized double bedroom with UPVC double glazed window to the rear aspect. Carpet. Radiator.

Bathroom 8'5" x 6'6" (2.57m x 1.99m)



Modern house bathroom with UPVC double glazed window to the side aspect. Shower cubicle, bath and vanity unit with wash hand basin. Extractor. Vinyl flooring. Heated towel rail.

WC



First floor cloakroom with UPVC double glazed window to the side aspect. WC. Vinyl flooring.

Outside

Front



Low-maintenance patio garden with raised bed.

Rear



Useful rear yard. External tap. Gate to rear access way. Access to:

Store 7'7" x 6'8" (2.32m x 2.02m)

Good-sized external store.

Parking

Parking space for 1 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, 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.

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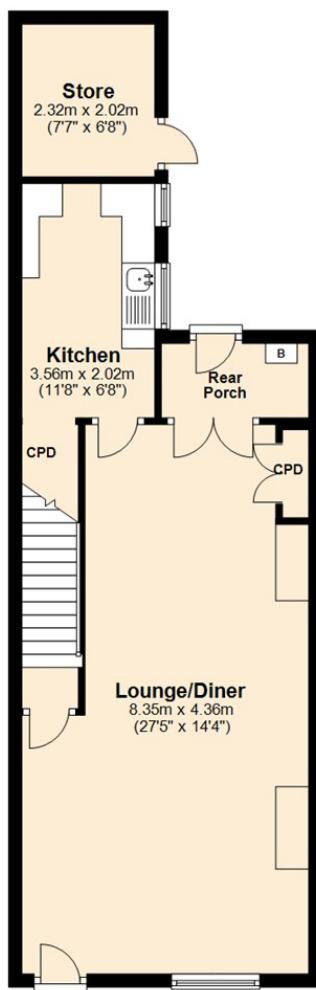
FLOOR PLANS

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

Floor Plan

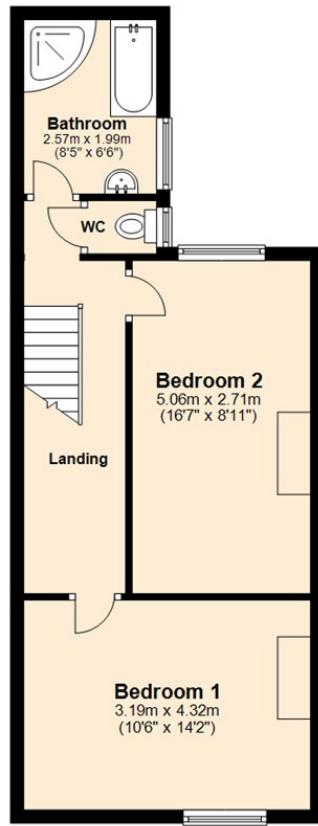
Ground Floor

Approx. 51.6 sq. metres (555.0 sq. feet)



First Floor

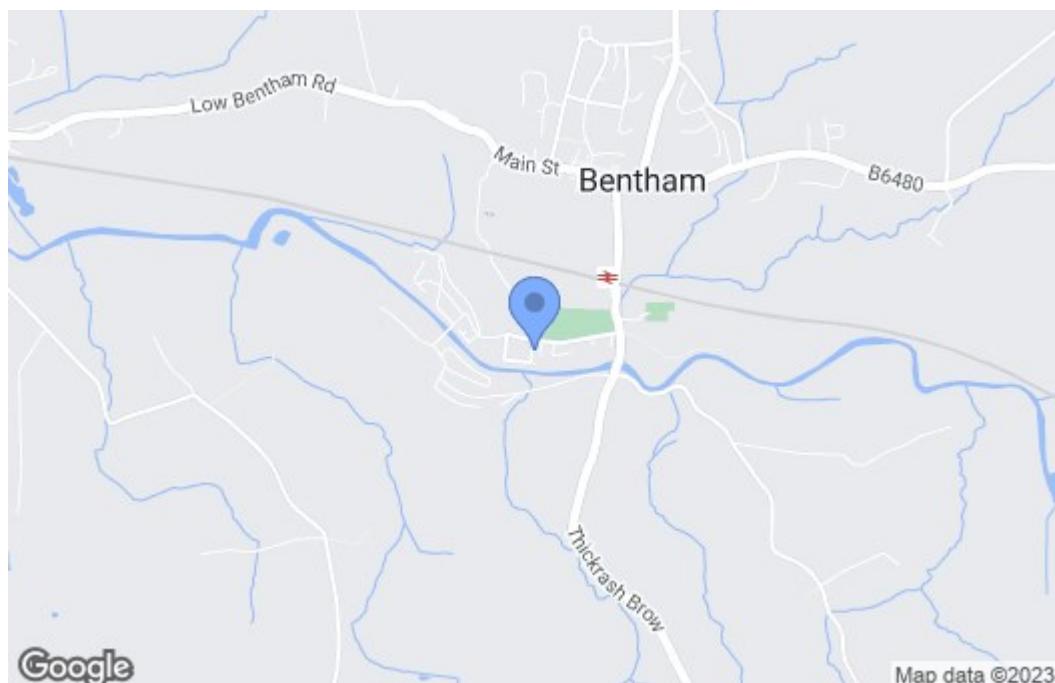
Approx. 43.4 sq. metres (467.5 sq. feet)



Total area: approx. 95.0 sq. metres (1022.6 sq. feet)

8 Mayfield Road, Bentham

Area Map



Energy Efficiency Graph

