FISHER HOPPER
ESTATE AGENTS

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2 Sunnyside, LA2 7HU

Offers In The Region Of £200,000

A spacious two-bedroom mid-terrace property, pleasantly situated in a quiet location within High Bentham. The property offers a generous kitchen diner, sitting room, two double bedrooms and a bathroom, with scope for minor updating to suit individual tastes. Externally, there are gardens to the front and rear, off-road parking to the rear and views towards the Forest of Bowland, all within convenient reach of the town's shops and amenities.

2 Sunnyside

Welcome to 2 Sunnyside, a spacious two-bedroom mid-terrace property, pleasantly situated in a quiet location within High Bentham.

The property offers well-proportioned accommodation, including a generous kitchen diner and sitting room on the ground floor, together with two spacious double bedrooms and a bathroom on the first floor.

The property would benefit from some minor updating, offering an opportunity for a new owner to put their own stamp on the accommodation.

Externally, there is a garden to the front and off-road parking to the rear. The property also enjoys views towards the Forest of Bowland and is conveniently located for High Bentham's range of shops, amenities and local facilities.

High Bentham Location

High Bentham is a vibrant market town offering a good variety of shops, bars, and takeaways. The town benefits from a well-regarded primary school, a medical surgery, and a train station on the Leeds–Lancaster line, providing excellent connectivity.

Families can access excellent secondary education within the catchment areas of Queen Elizabeth School in Kirkby Lonsdale and Settle College. Both of these nearby market towns feature Booths supermarkets and a charming mix of independent shops.

High Bentham is conveniently located about 30 minutes by car from Kendal and Lancaster, with easy access to the M6 motorway. Situated on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, it also offers close proximity to the Yorkshire Dales, Lake District, and Morecambe Bay—perfect for scenic day trips and outdoor adventures.

Property Information

Freehold
EPC Rating: E
Council Tax Band: B
Services: All mains
Please note: There is a voluntary contribution of £50 a year to 'The Friends of Ole Laney' which goes towards the ongoing upkeep of the road surface.

Environmental assessment undertaken and found no unacceptable PFAS exposure risk; particulars will be made available to legal representative.

Ground Floor

Kitchen Diner




Tile effect vinyl flooring, range of white Shaker style units with complementary worktops, integrated single oven, gas hob with extractor hood, Stainless Steel single drainer sink with mixer tap, plumbing for washing machine, radiator, understairs cupboard, UPVC window to front.

Cloakroom

Vinyl flooring, boiler, WC, wash basin, UPVC window with textured glass.

Lounge



Fitted carpet, radiator, tiled fireplace with open fire, understairs cupboard, fitted cupboards, double glazed window to rear, door to kitchen diner.

Rear Entrance Hall

Fitted carpet, radiator, staircase with painted wood panelling detail to first floor, door to sitting room, door to rear.

First Floor

Landing

Fitted carpet, airing cupboard housing hot water cylinder, stairs to ground floor.

Bedroom One



Double bedroom with fitted carpet, radiator, UPVC window to rear aspect.

Bedroom Two



Double bedroom with fitted carpet, radiator, UPVC window to front aspect.

Bathroom



Tile effect vinyl flooring, heated towel rail, bath with shower over, wash basin, WC, extractor fan, UPVC window with textured glass.

External

Front

Concrete area, two stores, parking space, outside tap, shared drive providing access to all four properties.

Rear

Access along rear for all properties, low maintenance area with unplanted bed, drystone wall boundary.

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.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

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.

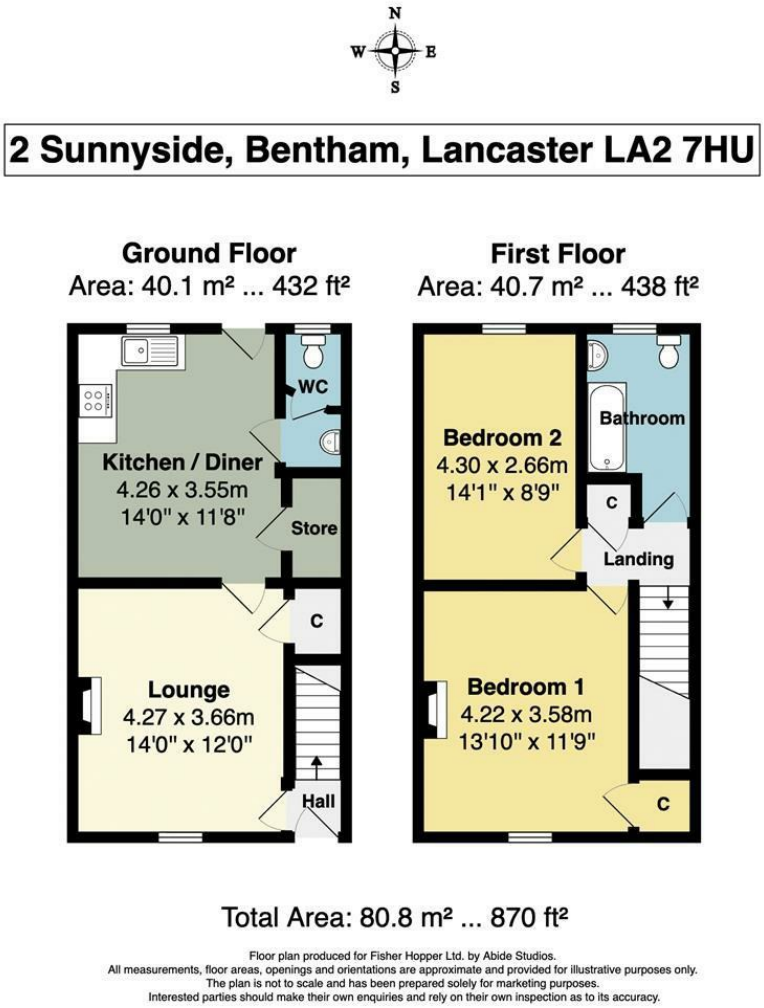
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Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.
Lakes Mortgages of £250.00 + VAT for all successful introductions.

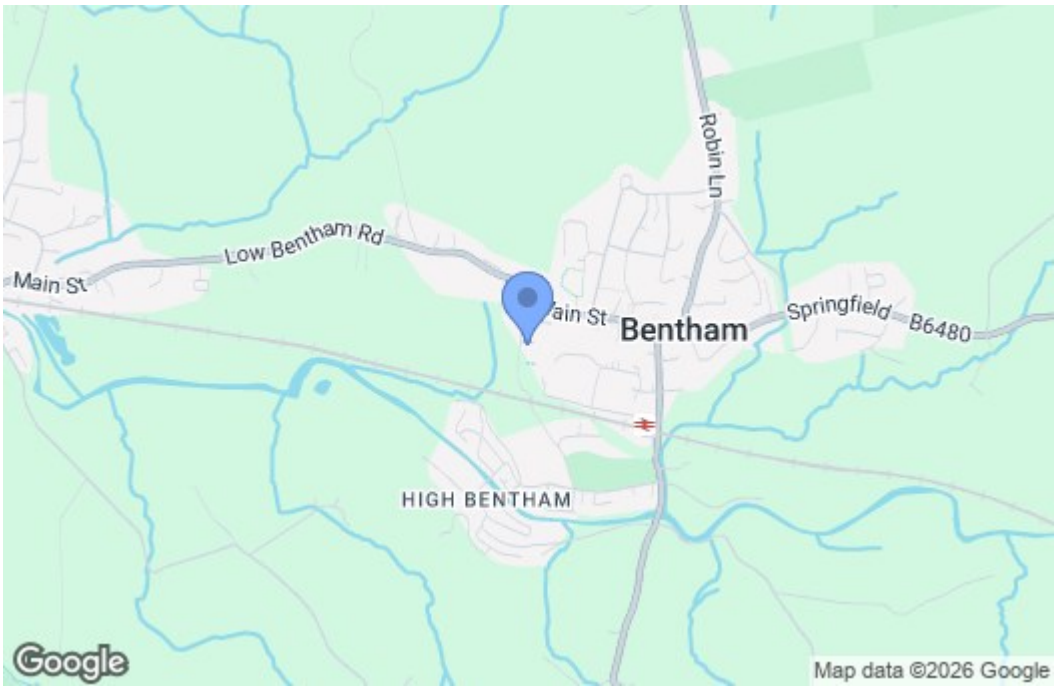
FISHER HOPPER
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FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

