



Burton Road, Lower Bentham, LA2 7DZ
Offers In The Region Of £560,000

This charming property, accessed via a shared drive, offers privacy amidst mature trees and greenery. Its layout features a main entrance hall leading to a kitchen, dining area, and sitting room, along with a utility and a shower room. Three ground floor bedrooms provide comfortable living, while an spacious attic room with ensuite bathroom completes the accommodation upstairs. The property also benefits from generous gardens, garage and off road parking.

Ellerburn

Nestled in a peaceful setting, accessible via a shared private drive with avenue of trees, this property boasts ample off road parking for 3 to 4 cars, and a spacious plot with mature trees and plants, ensuring privacy. The layout comprises a main rear entrance hall leading to various rooms, including the kitchen, dining area, and sitting room, as well as a utility and a convenient shower room. Three bedrooms on the ground floor offer comfortable living, while upstairs, a generously sized attic room awaits, complete with its own ensuite bathroom.

Property Information

Freehold. Council Tax Band E. EPC TBC. All mains services. Broadband connection.

Low Bentham Location

Low Bentham is located on the western edge of North Yorkshire, close to Lancashire and Cumbria. The stunning Yorkshire Dales National Park is close by, along with the Forest of Bowland - an area of Outstanding Natural Beauty. Both the Lake District and Morecambe Bay can also be easily reached for great day trips. The village has a pub and is just over a mile from a good range of facilities in High Bentham including, shops, pubs, takeaways, bank, post office, primary school and surgery. The town has a train station on the Leeds/Lancaster line. Excellent secondary school options are available at Settle College and QES, Kirkby Lonsdale.

Entrance Hall



Fitted carpet, radiator, timber and glazed door to rear.

Kitchen 10'7" x 10'0" (3.23 x 3.06)



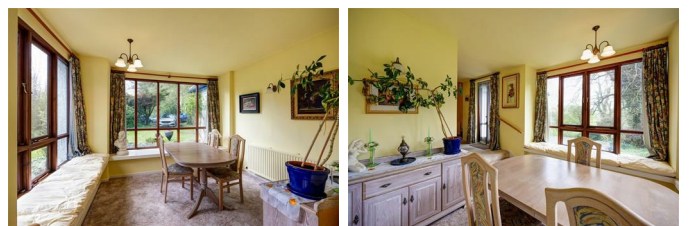
Tiled floor, radiator, beech shaker style kitchen with granite worktop, integrated double oven, gas hob with extractor hood, integrated sink, timber framed double glazed window

Utility Room 14'10" x 8'7" (4.53 x 2.64)



Tiled floor, base units with 1.5 drainer sink, plumbing for washing machine and tumble dryer, space for under counter fridge / freezer, internal door to garage, timber framed double glazed window and timber framed double glazed window and door to back.

Dining Room 17'8" x 10'1" (5.39 x 3.08)



Dual aspect dining room with fitted carpet,

radiator and two timber framed double glazed windows

Sitting Room 14'5" x 13'4" (4.4 x 4.08)

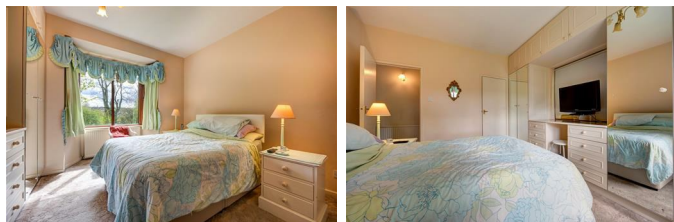


Fitted carpet, radiator, double glazed sliding patio doors, double glazed windows, gas fire and surround.

Shower Room 7'3" x 5'0" (2.21 x 1.54)

Vinyl flooring, shower cubicle, wash basin, toilet, extractor fan, double glazed window.

Bedroom One

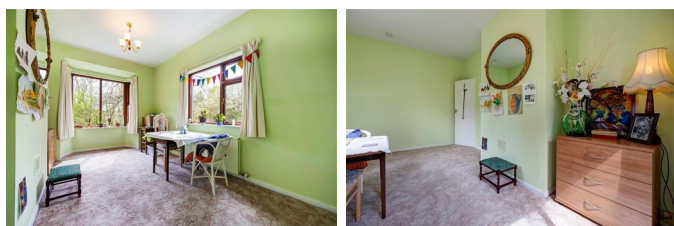


Fitted carpet, radiator, fitted bedroom furniture, timber framed double glazed bay window to front aspect

En-Suite

Wood laminate flooring, toilet, wash basin, timber framed double glazed window.

Bedroom Two



Dual aspect double room, fitted carpet, radiator, timber framed double glazed windows to front and side aspects.

Bedroom Three



Fitted carpet, radiator, fitted wardrobes, timber framed double glazed window to side aspect

First Floor

Bedroom Four



Double bedroom with fitted carpet, radiator, eaves store, cupboard housing hot water cylinder, velux, dormer window

En-Suite



Fitted carpet, radiator, bath with hand shower, toilet, wash basin with vanity unit, velux window.

Garage

Concrete floor, light and power, up and over door, door to utility room.

Outside

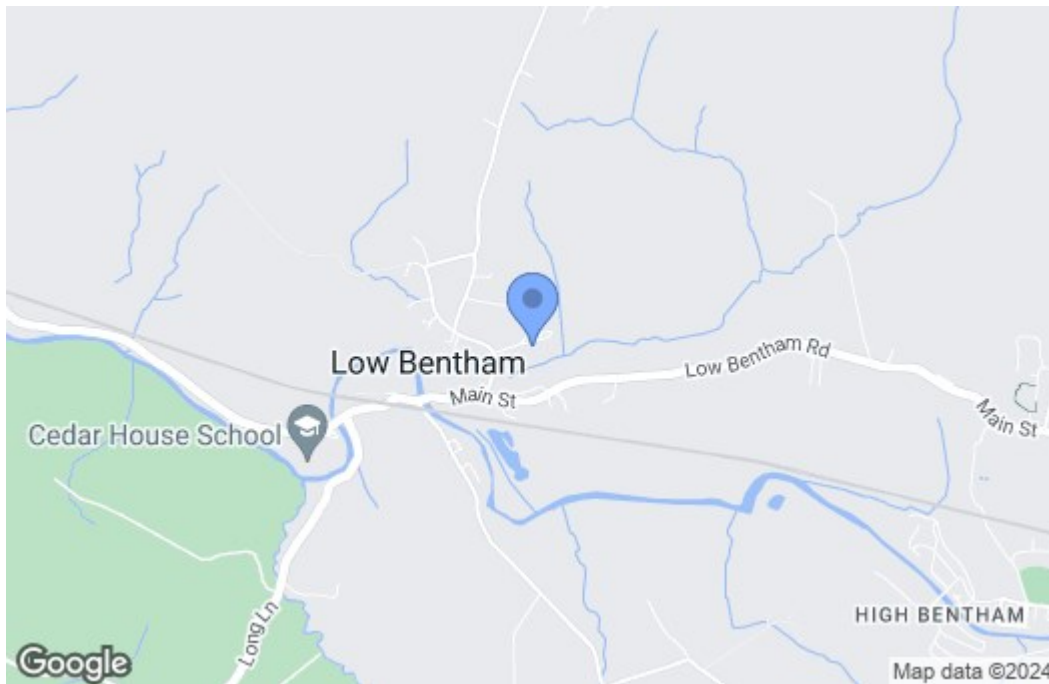


Tarmac drive leading to ample parking for 3 to 4 cars, generous mature garden to front and side with established trees and plants.

Floor Plan



Area Map



Energy Efficiency Graph

