



4 Bluebell Bank High Bentham, LA2 7FA
Fixed Asking Price £219,500

A spacious new build semi detached 2 bed property in convenient location with off road parking, electric car charging point and garden.

An ideal family home, available without chain and new build warranty for added peace of mind.

Property Description

Welcome to 4 Bluebell Bank, an expansive and impeccably presented new build property situated in a prime location within the charming market town of High Bentham. Just a short stroll from a variety of shops and amenities, this home occupies a generous plot with ample parking and outdoor space.

The accommodation is energy efficient, and includes an inviting entrance vestibule, a comfortable sitting room, a spacious kitchen/diner, and a cloakroom. Upstairs, you'll find a landing leading to two sizeable and well-proportioned bedrooms and a stylish family bathroom.

Property Information

Freehold
Council Tax Band TBC
EPC Rating TBC
All mains services
Air source heating and hot water system

High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

Ground Floor

Entrance Vestibule

Tiled flooring, radiator, internal doors to cloakroom and sitting room, double glazed door to front aspect.

Sitting Room



Fitted carpet, 2 x radiators, staircase providing access to first floor, double glazed window to front aspect.

Kitchen/Diner



Tiled flooring, radiator, range of wall and base units, Bosch oven, hob, built in fridge/freezer, cupboard housing boiler, double glazed window and patio doors to rear aspect

Cloakroom



Tiled flooring, wash basin, toilet, double glazed window to front aspect.

First Floor

Landing

Fitted carpet, radiator, staircase providing access to ground floor.

Bedroom One



Fitted carpet, radiator, 2 x double glazed windows to rear aspect.

Bedroom Two



Fitted carpet, radiator, 2 x double glazed windows to front aspect.

Bathroom



Modern vinyl flooring, radiator, wash basin, toilet, bath with waterfall shower over, extraction.

External

Enclosed Rear Garden



Generous enclosed rear garden with lawn and patio.

Parking

Two designated parking spaces and car charging station.

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.

INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

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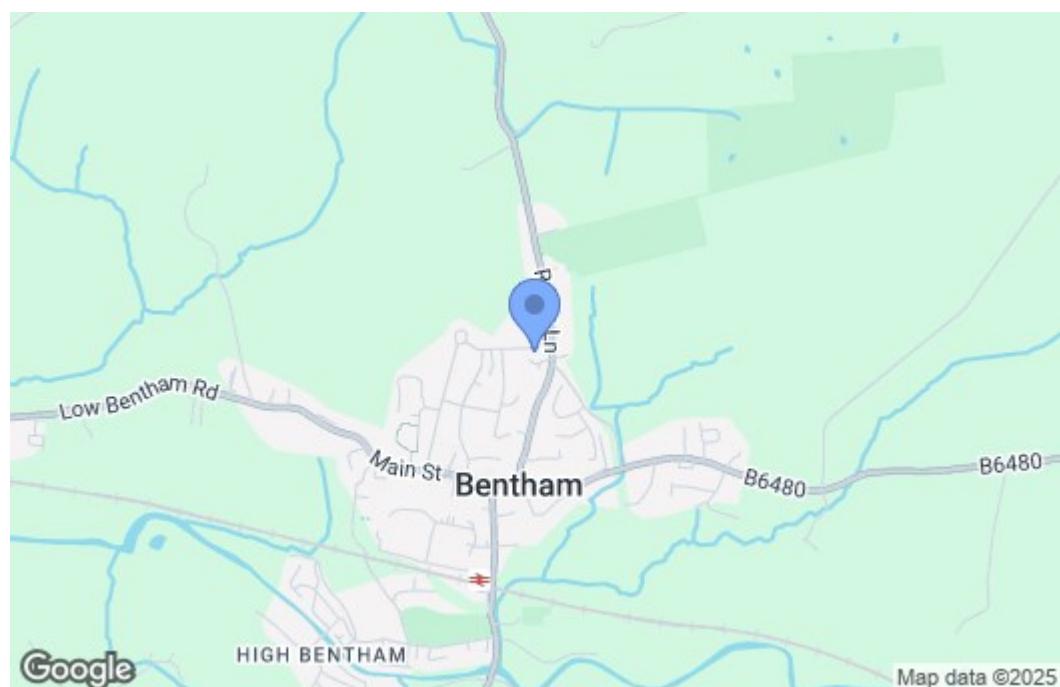
FLOOR PLANS

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

