



12 Goodenber Crescent, LA2 7JF

Offers Around £255,000

Immaculately presented three-bedroom semi-detached home, conveniently located just a short walk from the vibrant main street of the bustling market town of High Bentham.

In brief, the property features a sitting room, a spacious kitchen/diner, a utility room, three bedrooms (two doubles and one single), a family bathroom, and an attic room.

It also offers generous outdoor space, including front, side and rear gardens, along with parking for at least two cars or space for a motorhome.

Property Description

Welcome to 12 Goodenber Crescent – a superb semi-detached, three-bedroom home in a peaceful location just off the main street of High Bentham.

Stepping inside, the entrance hallway leads to a cosy sitting room, complete with a charming working open fire. The modern, well-equipped kitchen/diner offers ample space for cooking and entertaining, while the adjoining utility room provides extra convenience, with access to the rear garden.

Upstairs, you'll find two generously sized double bedrooms and a versatile third bedroom, ideal as a single bedroom or home office. A good-sized loft room, accessed via a ladder, offers additional storage or potential for a hobby space.

Outside, the property boasts ample outdoor space to the front, side, and rear, with patios and lawned areas, providing the perfect setting for relaxation and entertaining. The gravelled driveway provides off-road parking, including space for a motorhome.

This delightful home combines modern comforts with character features in a sought-after location.

Property Information

Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Broadband available
All mains services

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.

First Floor

Entrance Hall



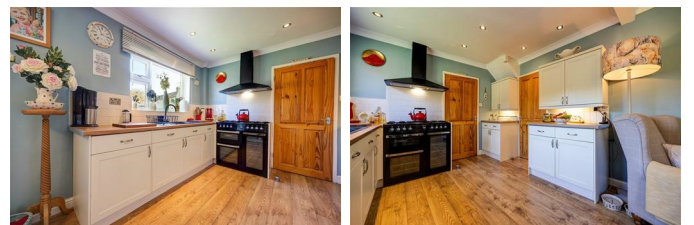
Wood laminate flooring, radiator, understairs cupboard, carpeted stairs to first floor, double glazed window to side aspect, double glazed UPVC door to front aspect.

Sitting Room



Wood laminate flooring, radiator, open fire, cornicing, double glazed window to front aspect.

Kitchen/Diner



Wood laminate flooring, range of wall and base units with under cupboard lighting, single drainer sink, gas range cooker with extractor hood over, integrated fridge and dishwasher, cornicing, access to utility room, double glazed window to rear aspect.

Dining Area



Wood laminate flooring, radiator, cornicing, double glazed window to rear aspect.

Utility



Hardwearing carpet tiles, range of wall and base units with under cupboard lighting, plumbing for washing machine and tumble dryer, space for fridge/freezer, double glazed window and door to rear aspect.

Second Floor

Landing



Fitted carpet, loft access, double glazed window to side aspect.

Bedroom One



Large double room with fitted carpet, radiator, double glazed window to front aspect.

Bedroom Two



Another good sized bedroom with fitted carpet, radiator, double glazed window to rear aspect.

Bedroom Three



Single room with fitted carpet, radiator, double glazed window to front aspect.

Shower Room



Tiled flooring, heated towel rail, underfloor heating, wash basin, toilet, walk-in shower with waterfall shower and hand shower, mirror, fitted cupboard, decorative recesses, extraction fan, double glazed window to rear aspect.

Attic Room



Fitted carpet, radiator, fitted cupboards and drawers, fitted child's bed, Velux window.

External

Front



Large gated enclosed lawn with path up to front door, flagged patio, mature trees, gravel driveway providing parking.

Rear



Steps down to flagged patio, good sized lawn, established raised borders with mature shrubs and trees, 2 sheds - both with light, one with power, gated access to front of property.

Parking

Driveway with parking for 2 cars, space for motorhome.

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

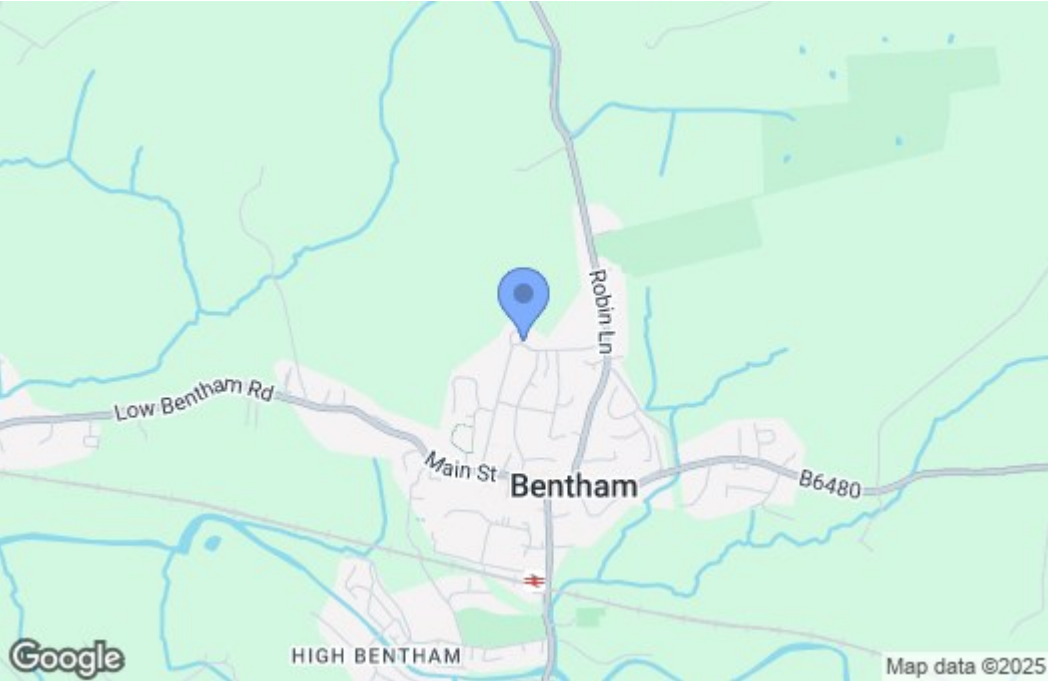
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



12 Goodenber Crescent, High Bentham

Area Map



Energy Efficiency Graph

