



Bentham

28 Springfield Terrace, Bentham, Lancaster, LA2 7BB

28 Springfield Terrace is a wonderful family home within the peaceful village of High Bentham, offering an array of local amenities with village school, shop and post office and being close to transport links.

Being surprisingly generously proportioned, this attractive mid terraced home offers two reception rooms and kitchen to the ground floor, with three great sized bedrooms and family bathroom to the first floor and a further bedroom on the second floor, offering scope for a new buyer to make their own. Completing the picture is the rear yard and detached garage providing off road parking, ideal for those looking for a family home within a welcoming village community.

Offers Over £260,000

Quick Overview

- Wonderful Mid Terraced Home
- Four Bedrooms & One Bathroom
- Great Family Home
- Peaceful Village Location
- Two Reception Rooms & Kitchen
- Detached Garage
- Rear Yard for Easy Maintenance
- Close to Local Amenities
- Scope for Modernisations
- Superfast Broadband Available



4



2



2



TBC



Superfast
Broadband*



On Street Parking
& Garage

Property Reference: KL3492

Property Overview

Step through the door into the entrance hall, offering access into the ground floor living accommodation and stairs to the first floor. Firstly you are welcomed into the living room; a bright and airy space with front aspect bay window which floods the room with light. Featuring attractive ceiling cornicing and ceiling rose, the traditional feel of this home is immediately apparent, whilst the feature fireplace with wood burner stove and stone hearth makes it easy to imagine a cosy night in with family.

Follow into the dining room, with feature coving to ceiling and ceiling rose, as well as a gas fire and hearth and rear aspect window filling the room with light. With ample space for a dining table and access into the kitchen, this a great space for hosting special occasions with family and friends. The kitchen itself is well fitted with wall and base units, complementary worktops and tiled splashback with a ceramic sink. Integrated appliances include a double oven and grill and dishwasher with space for a free standing fridge freezer and under counter washing machine.

Follow the stairs to the first floor where you will find bedrooms two, three and four; all being light and bright double bedrooms with space for additional furniture whilst bedroom two enjoys a double integrated wardrobe. The bathroom comprises a panelled bath, pedestal sink and low level W.C.

Finally, stairs lead to the second floor where you will find bedroom one; a spacious double room with exposed purlins and built in wardrobes, with Velux windows filling the room with light and boasting countryside views beyond. Benefitting from an en suite, this comprises a shower, W.C. and pedestal sink with complementary part tiled walls and exposed purlins, as well as a heated ladder towel radiator.

Location

High Bentham has a good range of local amenities that include; shops, bars, takeaways and doctors surgery. There is a good primary school and Bentham also sits within the catchment for excellent secondary options at Queen Elizabeth School, Kirkby Lonsdale and Settle College.

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. Travel links are good with a railway station on the Leeds - Carlisle line, a bus service to Lancaster and Ingleton, the A65 is approximately 6 miles away and junction 34 of the M6 only 15 miles.



Living Room



Living Room



Kitchen



Dining Room



Living Room



Kitchen



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Four

What3words [///polished.rainwater.helpless](https://www.what3words.com/polished.rainwater.helpless)

Accommodation (with approximate dimensions)

Living Room 14' 8" x 13' 11" (4.47m x 4.24m)

Dining Room 14' 7" x 14' 0" (4.44m x 4.27m)

Kitchen 11' 7" x 9' 10" (3.53m x 3m)

First Floor

Bedroom Two 13' 10" x 11' 5" (4.22m x 3.48m)

Bedroom Three 12' 6" x 11' 6" (3.81m x 3.51m)

Bedroom Four 11' 10" x 9' 10" (3.61m x 3m)

Second Floor

Bedroom One 16' 2" x 11' 11" (4.93m x 3.63m)

Property Information

Outside

A rear yard offers space for a small table and chairs, with a detached garage offering parking and storage.

Services

Mains gas, water, drainage and electricity.

Council Tax

Craven District Council - band C

Tenure

Freehold. Vacant possession upon completion.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.



Bedroom One



Bedroom One



Bedroom One Views



Rear Garden

Request a Viewing Online or Call 015242 72111

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Claire Scaife

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Michael Neal

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.



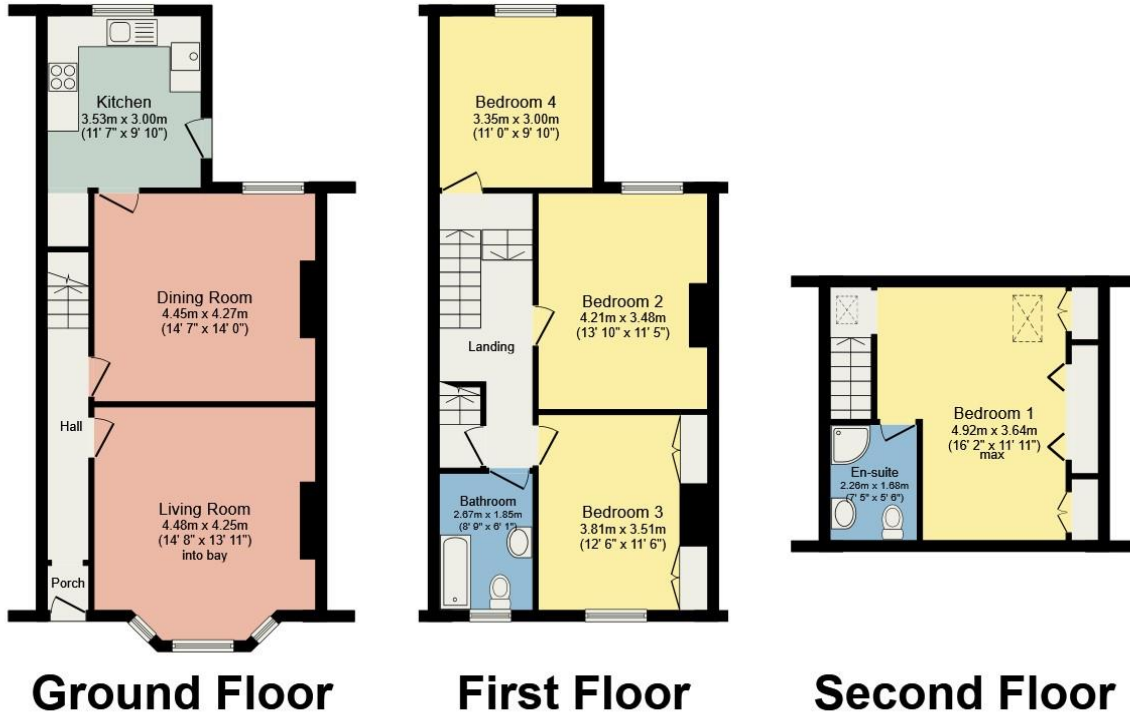
Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-

Bentham, Lancaster



Total floor area 131.2 m² (1,412 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

A thought from the owners...

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 09/03/2024.

Request a Viewing Online or Call 015242 72111