



7 MOONS ACRE, HIGH BENTHAM
£410,000



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7 MOONS ACRE, HIGH BENTHAM, LANCASTER, LA2 7BL

Fantastic, 4-bedroom detached house, located in a superb semi-rural position on the end of a small cul de sac development, on the edge of town with no passing traffic.

The property offers spacious, well maintained, and presented family accommodation, laid over two floors with pleasant views across open countryside.

Constructed in 2000 by reputable local builders and occupied from new by the current owners.

Standing within tended gardens with parking to the side for several vehicles, plus large detached double garage. Due to be externally painted in the next month.

Upvc double glazed windows and gas fired central heating are installed.

Spacious, light, and airy accommodation, stunning views, and convenient position, well worthy of internal/external inspection to fully appreciate.

Situated approximately $\frac{1}{4}$ of a mile to the centre of town and amenities.

High Bentham is a busy market town located on the edge of Bowland Forest Area of Natural Beauty, the town has all facilities such as Independent Shops, Doctors Surgery, Town Hall, and Railway Station with links to Skipton 20 miles, Lancaster 12 miles, and Leeds etc.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Porch, Inner Hallway, Study, Cloakroom, Lounge, Kitchen, Dining Room, Utility Room.

First Floor:

Landing, Bedroom 1, Ensuite Shower Room, 3 Further Bedrooms, House Bathroom.

Outside

Fore Garden, Driveway Parking, Detached Double Garage, Enclosed Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

4'1" x 4'8" (1.24 x 1.42)

Part glazed external entrance door, glazed inner door, coir mat.

Entrance Hall:

11'4" x 5'0" (3.45 x 1.52) (excluding staircase)

Spacious hallway with feature return staircase to the first floor, radiator, coved ceiling, access to principal rooms.





Cloakroom:

6'7" x 2'8" (2.00 x 0.81)

WC, wash hand basin, radiator.



Study:

7'8" x 8'2" (2.33 x 2.48)

Upvc double glazed window, shelving, understairs store cupboard, radiator.



Lounge:

12'0" x 20'10" (3.65 x 6.35)

Large, light, and airy room, upvc double glazed bay window to front, upvc double glazed side windows, pleasant views, flame effect electric fire within fireplace with marble inset on hearth and wood fire surround, coved ceiling, two radiators.



Kitchen:

13'6" x 14'6" (4.11 x 4.42)

Range of kitchen base units with complementary worksurfaces, wall units, 1½ bowl stainless steel sink with mixer taps, cooker point, extraction hood, plumbing for dishwasher, upvc double glazed rear external entrance door with side panel, upvc double glazed window, cloaks cupboard.





Utility Room:

7'8" x 5'0" (2.33 x 1.52)

Gas fired combination boiler, base unit with stainless steel sink with mixer taps, plumbing for washer, space for dryer, tall cupboard, upvc double glazed window.



Dining Room:

9'6" x 13'4" (2.89 x 4.06)

Double glazed patio doors with access to rear garden, upvc double glazed side window, views, radiator, coved ceiling.



FIRST FLOOR:

Landing:

12'2" x 6'4" (3.70 x 1.93) plus 6'0" x 3'0" (1.82 x 0.91)

Spacious landing area with access to 4 bedrooms and house bathroom, double doored store cupboard, loft access with ladder to part boarded loft, radiator, upvc double glazed window off ½ landing.

Bedroom 1:

12'0" x 16'0" (3.65 x 4.87)

Spacious double bedroom, upvc double glazed window to the front, range of built in wardrobes, radiator.



Ensuite Shower Room:

4'0" x 9'6" (1.21 x 2.89)

Shower enclosure with shower off the system, pedestal wash hand basin, WC, radiator, tiled walls to dado, upvc double glazed window.





Bedroom 2:

Double bedroom, upvc double glazed window, radiator, wardrobes.



Bedroom 3:

8'8" x 12'2" (2.64 x 3.70)

To the rear, small double bedroom, upvc double glazed window, views, radiator, built in cupboard/shelves.



Bedroom 4:

8'2" x 12'4" (2.48 x 3.75)

To the front, upvc double glazed window, radiator.



House Bathroom:

5'7" x 8'9" (1.70 x 2.66)

Well-appointed house bathroom, 3-piece coloured bathroom suite comprising bath, shower over off the system, pedestal wash hand basin, WC, upvc double glazed window, radiator, tiled walls to dado.





OUTSIDE:

Open fore garden with side driveway, parking access to double garage.

Double Garage:

16'7" x 18'7" (5.05 x 5.66)

With one automatic door, one manual door, power, and light.



Enclosed rear garden, fenced with patio area, gravel, mature shrubs, raised beds, side access.



Directions:

Leave the Bentham Office towards Low Bentham. Moons Acre is on the Right-Hand side opposite the Primary School. A For Sale Board is erected.

Tenure:

Freehold with vacant possession.

Services:

All mains' services are connected to the property.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.



N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.



N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

Craven District Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'E'

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

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7 Moons Acre Bentham LANCASTER LA2 7BL		Energy rating C
Valid until 24 April 2034	Certificate number 7734-7324-8300-0755-7226	

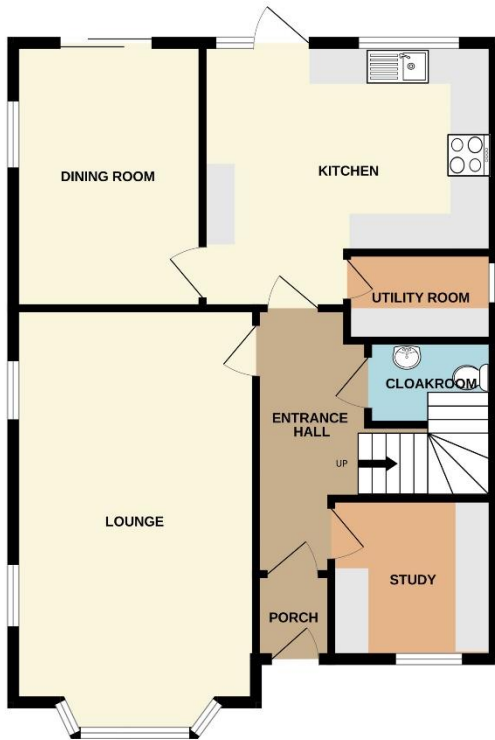
Property type	Detached house
Total floor area	139 square metres

Rules on letting this property

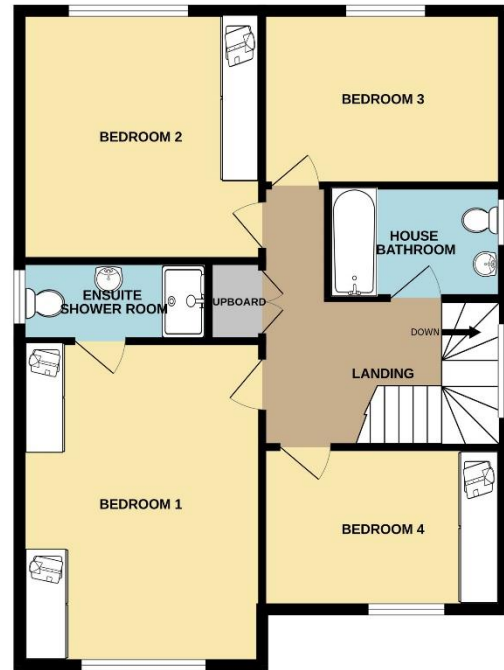
Properties can be let if they have an energy rating from A to E.



GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 1516 sq.ft. (140.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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