



**21 HARLEY CLOSE, LOW BENTHAM**  
**£175,000**







## 21 HARLEY CLOSE, LOW BENTHAM, LANCASTER, LA2 7HD

Immaculately presented 2 bedroom house, located on this small development on the edge of Low Bentham Village.

Well decorated throughout with upvc double glazed windows and gas fired central heating.

Outside, parking to the rear and enclosed yard to the front.

Ideal property for first time buyer, holiday accommodation or investment property.

Well worthy of inspection to appreciate the size and condition.

Low Bentham is a popular village situated with stunning countryside approximately 1 ½ miles from High Bentham. The village has some local amenities such as village hall, two pubs and church and wider range plus a railway station is available in High Bentham.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Kitchen, Lounge.

#### First Floor

Landing, 2 Bedrooms, Bathroom.

#### Outside

Enclosed Front Garden, Rear Parking.

### ACCOMMODATION

#### GROUND FLOOR:

##### Entrance Hall:

6'6" x 7.5" (1.98 x 2.26)

Part glazed upvc part glazed external entrance door, staircase to the first floor and radiator.

##### Kitchen:

19'6" x 8'2" (5.94 x 2.48)

Range of modern recently installed kitchen base and wall units with complementary work surfaces, black sink top with mixer taps, built in electric oven, electric hob, and extractor hood, radiator, gas fired central heating boiler in a wall unit, upvc double glazed window.





### **Lounge:**

15'3" x 14'10" (4.64 x 4.52)

Good sized room with upvc double glazed French doors, upvc double glazed window, store cupboard, radiator, and coved ceiling.



### **FIRST FLOOR:**

#### **Landing:**

Access to 2 bedrooms plus bathroom and store cupboard.

#### **Bedroom 1: Front**

9'9" x 15'3" (2.97 x 4.64)

Double bedroom with 2 upvc double glazed windows, range of built in wardrobes and radiator.



#### **Bedroom 2:**

8'6" x 11'6" (2.59 x 3.50)

Double bedroom with upvc double glazed window, bulkhead store cupboard and radiator.



#### **Bathroom:**

8'0" x 6'4" (2.43 x 1.93)

Three-piece white bathroom suite comprising bath with shower over off the system, WC, pedestal wash hand basin and radiator.





**Outside:**

Paved and enclosed garden area to the front and parking space to the rear.

**Directions:**

Leave the Bentham office down the Main Street towards Low Bentham. Harley Close is located on the righthand side as you enter the village. Turn into the estate, go to the bottom and no 21 is on the left. A To Let Board is erected.

**Tenure:**

Freehold

**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 'B'

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 LA2 7HD

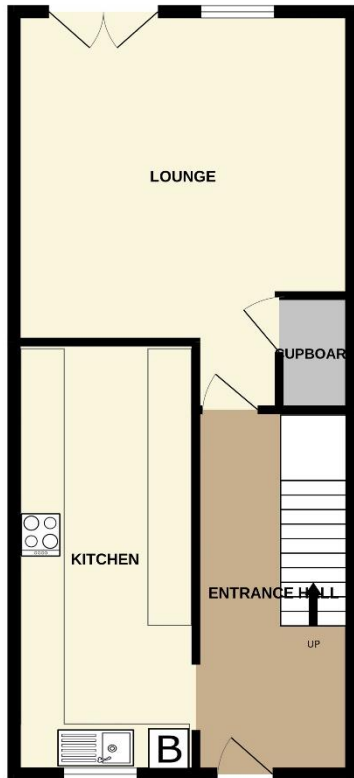
Energy rating

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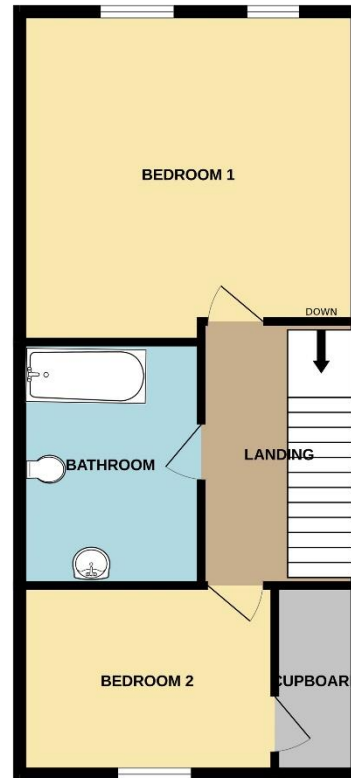
Valid until 14 December 2030

Certificate number  
 4290-0336-0722-8008-3203

GROUND FLOOR  
 524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
 524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.4 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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