



BANKSIDE, LAKEBER DRIVE, HIGH BENTHAM
£435,000



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BANKSIDE, LAKEBER DRIVE, HIGH BENTHAM, LANCASTER, LA2 7JG

Four bedroomed, stone faced modern detached house of traditional construction, located on a generous plot and conveniently positioned on the edge of town, within a popular residential area.

Constructed by a reputable local builder, (Alan Metcalfe of Long Preston) in 2021 to a high specification with good eye for detail and quality fixtures and fittings.

Spacious accommodation laid over two floors with welcoming entrance hall with return staircase and cloakroom off, through room lounge with multi-fuel stove and double doors to the garden, light and airy breakfast kitchen with extensive range of base and wall units plus integral appliances, large utility room.

First floor wide landing with access to loft space, four bedrooms two of which have ensuite shower rooms, plus 4-piece house bathroom.

Outside parking for several vehicles plus planning approval for a double garage and pleasant enclosed rear and side gardens.

Outstanding family house well worthy of internal inspection to appreciate its layout and quality plus the rear views.

Gas fired central heating inclusive of under floor heating to the ground floor, plus double-glazed windows and external doors.

Decorated and presented to a very high standard ready for immediate occupation with no onward chain.

High Bentham is a popular Market Town located on the edge of the Bowland Area of Outstanding Natural Beauty and approximately 5 miles to the Yorkshire Dales national Park.

The town is set amid scenic countryside and has a thriving community and many independent shops and businesses.

Rail links via Lancaster/Leeds railway with railway station, local primary school, and secondary school in Settle 12 miles or QES in Kirby Lonsdale 10 miles.

Fantastic property don't miss it, arrange your accompanied viewing today.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Cloakroom, Kitchen/Dining, Utility Room, Lounge.

First Floor:

Landing, 4 Bedrooms, House Bathroom.

Outside

Gated Driveway, Enclosed Rear Garden, Lawn, Patio Area.





ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Timber double glazed external door with side panel, cloakroom off, return staircase to the first floor, laminate flooring, cupboard housing hot water pressurised tank, plus under floor heating controls, recessed spotlights.



Cloakroom:

With low flush WC, vanity wash hand basin.



Kitchen/Dining:

18'6" x 8'10" (5.64 x 2.70)

Through room with range of modern kitchen base units with complementary worksurfaces, wall units, integrated appliances including fridge/freezer, dish washer, Ravel electric stove with stainless steel extraction hood, plus splash back, 1 ½ bowl sink with mixer tap, timber double glazed window with views, timber double glazed patio doors to the rear out onto the garden, breakfast bar, space for table, under floor heating, laminated flooring, recessed spotlights.





Utility Room: off the breakfast kitchen

10'8" x 9'1" (3.27 x 2.79)

Range of base units with complementary work surfaces, stainless steel sink with mixer taps, plumbing for washing machine, and dryer, under floor heating, laminated flooring, double glazed timber window, half glazed rear external entrance door, recessed spotlights, gas fired central heating boiler.



Lounge:

17'7" x 12'4" (5.36 x 3.77)

Spacious through room with double glazed timber window to the front, double glazed patio doors to rear garden, multi-fuel stove in recess with stone mantle and slate hearth, under floor heating, under stairs store cupboard, two ceiling light points.



FIRST FLOOR:

Landing:

With access to four bedrooms and house bathroom, loft access, tall double glazed timber window off the half landing with auto blind and views of Ingleborough, radiator, loft access with ladder to boarded loft.





Bedroom 1:

14'4" x 11'4" (4.38 x 3.47)

Double bedroom, double glazed timber window, radiator.



Ensuite Shower Room:

With shower cubicle with shower off the system, vanity wash hand basin, low flush WC, heated towel rail, double glazed timber window, tiled flooring, recessed spotlights.



Bedroom 2: Rear

8'3" x 7'6" (2.52 x 2.31)

With double glazed timber window with views and radiator.





Ensuite Shower Room:

With shower cubicle with shower off the system, low flush WC, vanity wash hand basin, double glazed window, heated towel rail, tiled floor, recessed spot lights.



Bedroom 3: Rear

10'7" x 9'4" (3.25 x 2.87)

With double glazed timber window with views and radiator.



Bedroom 4/ Office: Front

6'7" x 10'1" (2.01 x 3.08)

Double glazed timber window with distant views, recessed spotlights, and radiator.





House Bathroom:

8'9" x 7'0" (2.68 x 2.14)

Well-appointed 4-piece bathroom suite comprising bath, shower enclosure with drencher shower off the system, vanity wash hand basin, low flush WC, heated towel rail, double glazed timber window, tiled floor.



OUTSIDE:

Gated driveway with parking for several vehicles, enclosed rear garden and side garden with fenced boundaries, lawn, patio area.



Directions:

Leave the Bentham office up the Main street go right on to Robin Lane, approximately a quarter of a mile, go left on to Lakeber Drive, and Bankside is located on the left hand side, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion.

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. Planning permission was granted for a detached double garage.

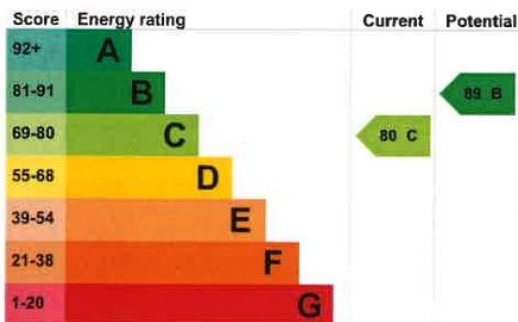
N.B Professional Certificate from ICS (Independent Certification Specialists Limited) valid for 6 years from 2021

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:

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

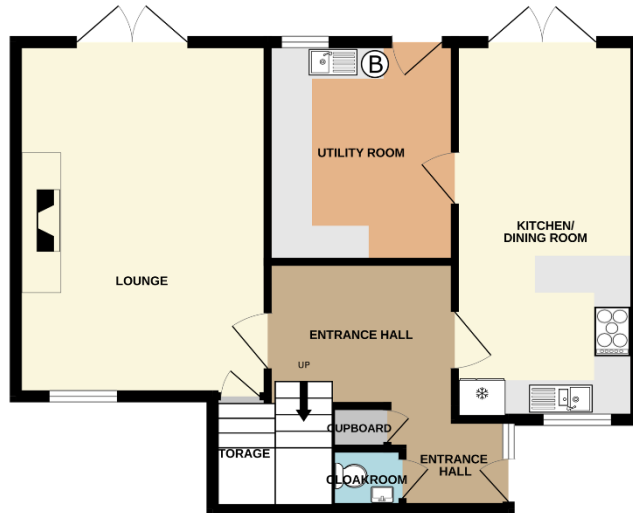
Council Tax Band 'E'



Energy rating C	Valid until:	20 September 2031
	Certificate number:	0370-3039-7010-2829-0281



GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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