



4 HOLME PARK, HIGH BENTHAM
£199,500





4 HOLME PARK, HIGH BENTHAM, LANCASTER, LA2 7ND

Three bedroomed mid terraced house located in a popular residential area on the edge of High Bentham offering good sized accommodation laid over two floors.

Decorated and presented throughout to a high standard with quality fixtures and fittings, modern kitchen and bathroom.

Upvc double glazed windows, and gas fired central heating, under floor heating.

Ground floor; covered entrance, lounge with multi-fuel stove, access to dining kitchen and modern rear conservatory.

Manageable gardens to the front, enclosed rear yard, garage with automatic door and parking.

Ideal property for a first-time buyer or investor.

Well worthy of internal inspection to fully appreciate the size and layout as well as the condition.

High Bentham is a popular market town set amid scenic countryside on the edge of Bowland Area of Outstanding Natural Beauty.

The town has local amenities such as independent shops, Church, pubs, primary school, doctors surgery and railway station with links to Lancaster 12 miles, Skipton 20 miles.

ACCOMMODATION COMPRISES:

Ground Floor:

Covered Entrance, Lounge, Breakfast Kitchen, Conservatory

First Floor:

Landing, 3 Bedrooms, Bathroom

Outside

Fore Garden, Rear Yard, Garage/Parking

ACCOMMODATION:

GROUND FLOOR:

Lounge:

14'11" x 13'5" (4.54 x 4.08)

Covered entrance, upvc part glazed external entrance door/side panel, multifuel stove within recess on hearth, staircase to the first floor, upvc double glazed window, radiator, coved ceiling, recessed spotlights, archway to Breakfast Kitchen.





Breakfast Kitchen:

15'0" x 10'11" (4.57 x 3.32)

Range of modern, recently installed kitchen units comprising base units with complementary worksurfaces, wall units, breakfast bar, electric oven, electric hob, extraction hood, 1½ bowl sink with mixer taps, modern gas fired combination boiler in wall cupboard, recessed spotlights, understairs store cupboard, radiator, upvc double glazed window.



Conservatory:

9'10" x 9'9" (2.99 x 2.97)

Upvc double glazed windows, upvc double glazed doors, double doors from the kitchen, tiled flooring.



FIRST FLOOR:



Landing:

8'6" x 6'3" (2.59 x 1.90)

Access to 3 bedrooms and bathroom. loft access, recessed spotlights.

Bedroom 1:

12'7" x 8'9" (3.83 x 2.66)

Double bedroom to the front, upvc double glazed window, radiator, built in wardrobe, recessed spotlights.





Bedroom 2:

11'5" x 8'5" (3.48 x 2.56)

To the rear, upvc double glazed window, radiator, recessed spotlights.



Bedroom 3:

7'3" x 5'11" (2.21 x 1.80)

To the front, single bedroom, upvc double glazed window, radiator, bulkhead cupboard.

Bathroom:

7'11" x 6'3" (2.41 x 1.90)

Modern 3-piece white bathroom suite comprising P bath with drencher shower over off the system, vanity wash hand basin, low flush WC, vertical radiator, tiled flooring, upvc double glazed windows, tiled walls.



OUTSIDE:

Front:

Enclosed garden area with pedestrian access, astro turf lawn.





Rear:

Enclosed paved yard area, single garage with automatic door, power and light.

AGE:

Approximately 1980's

Directions:

Leave the Bentham office down Station Road over the Railway next right onto Millholme Drive. Holme Park is the 2nd left access, No. 4 is on the righthand 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. 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

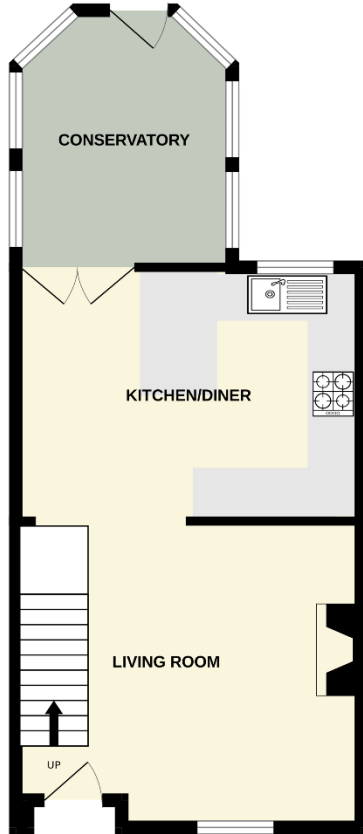
Council Tax Band 'C'

4 Holme Park Bentham LANCASTER LA2 7ND		Energy rating D
Valid until 2 October 2034	Certificate number 0093-3942-7200-6684-5200	

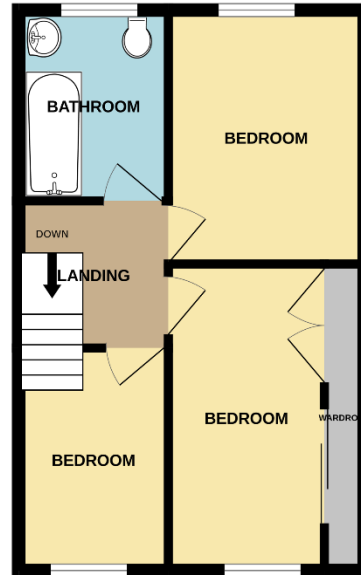
Property type	Mid-terrace house
Total floor area	64 square metres



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 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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