



**2 GOODENBER ROAD, BENTHAM**  
£





## 2 GOODENBER ROAD, HIGH BENTHAM, LANCASTER, LA2 7JD

Charming two bed roomed stone built terraced home in the heart of this popular Market Town. Situated in the picturesque Bowland Area of Outstanding Beauty, this beautifully upgraded stone-built terraced property offers spacious and stylish accommodation in the heart of town.

Recently renovated to an exceptional standard, this home boasts a modern kitchen and a contemporary new bathroom, perfectly complemented by tasteful decoration throughout. The property retains its character while offering all the comforts of modern living.

With its enviable central location this home provides easy access to local amenities, making it ideal for anyone looking to enjoy the atmosphere of this sought after Market Town with rail links to Lancaster, Leeds, Skipton and Settle.

A fantastic opportunity to own a charming home in an area known for its natural beauty and community spirit.

Viewing is highly recommended to appreciate size, layout, and quality, ideal property for first time buyer, investor, couple.

### ACCOMMODATION COMPRISES:

#### Ground Floor:

Entrance Hall, Lounge, Kitchen Dining.

#### First Floor:

Landing, Bedroom 1, Bedroom 2, Bathroom.

#### Second Floor:

Attic Room.

#### Outside:

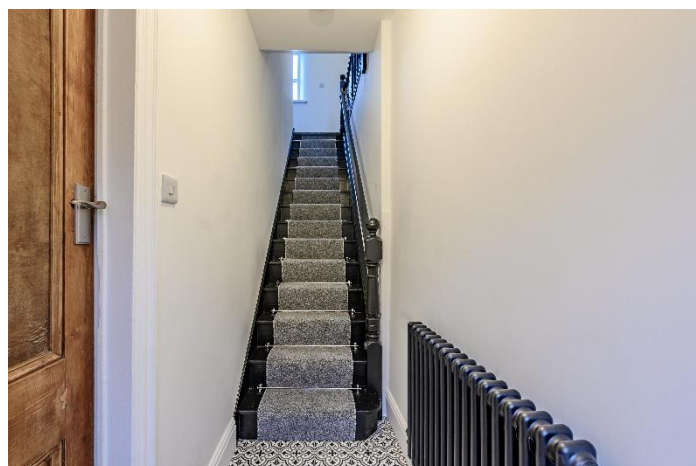
Rear parking for 1 vehicle.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hallway:

Tiled entrance hall, with staircase up to the first floor, radiator, upvc part glazed external entrance door.





### Lounge:

11'9" x 12'11" (3.58 x 3.95)

Square room with upvc double glazed window to the front, open fire grate within stone fireplace on slate hearth, access through to the kitchen/dining.



### Kitchen Dining:

7'9" x 12'1" (2.36 x 3.69) Plus 6'7" x 8'8" (2.00 x 2.64)

Open plan kitchen dining room with dining to one side and kitchen to the other.

### Kitchen:

With range of modern kitchen base units with complementary worksurfaces, wall units, sink with mixer taps, range cooker, with extractor hood, ample store cupboards. Plumbing for washing machine, upvc double glazed window, part glazed external entrance door.



### Dining:

Space for table, under stairs store cupboard. And upvc double glazed window.





## FIRST FLOOR:

### Landing:

With access to two bedrooms and house bathroom, staircase up to the second floor.



### Bedroom 1:

8'7"x13'11" (2.61 x 4.25)

Double bedroom with upvc double glazed window, radiator.



### Bedroom 2:

7'9"x12'0" (2.37 x 3.66)

Single bedroom, with upvc double glazed window, and radiator.



### Bathroom:

5'3"x9'1" (1.61 x 2.77)

Well-appointed 4-piece bathroom suite comprising bath, large shower enclosure with shower off the system, WC, pedestal wash hand basin, heated towel rail, upvc double glazed window.





## SECOND FLOOR:

### Hobbies Room:

19'9" x 19'6" (6.04 x 5.95)

Large room with exposed beams, two Velux roof lights, radiator.



### OUTSIDE:

Parking space for one vehicle to the rear, and unrestricted street parking on Goodenber Road.

### Directions:

Leave the Bentham office down Main Street, opposite the Spar Shop turn right on to Goodenber Road and no 2 is on the Right-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.** 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 'B'

Energy rating <b>E</b>	Valid until:	20 September 2033
	Certificate number:	3837-4421-3300-0049-0226

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 C
55-68	<b>D</b>		
39-54	<b>E</b>	49 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

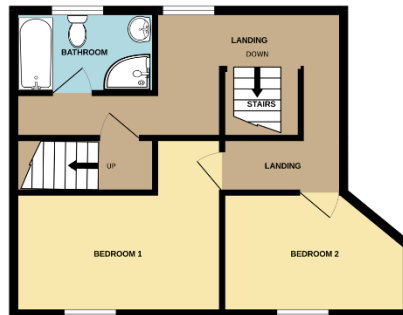
The graph shows this property's current and potential energy rating.



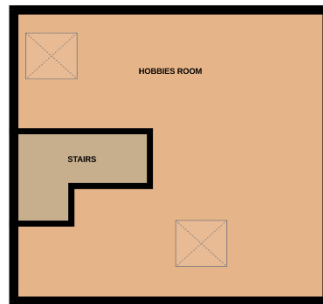
GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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