

## 3 Collingwood Drive, Low Bentham



- **3 Bed End Terraced**
- **Immaculate Presentation**
- **Ideal Home or Holiday Let**
- **Perfect 'Lockup & Leave'**
- **Off Road Parking**
- **Village Location**
- **QES & Settle College Catchment Area**
- **Chain Free**
- **Dales, Bowland & Lakes**
- **M6 20 Minutes**

## Offers In The Region: £195,000



# 3 Collingwood Drive, Low Bentham

## DESCRIPTION

**Immaculately presented, stone-built 3 bed end terraced property located in the popular village of Low Bentham. This is an ideal base for exploring the Yorkshire Dales, Forest of Bowland and Lake District. Available to the market with no chain, the property would be ideal as a permanent home or for buyers seeking a 'lock up and leave' country retreat or holiday let. With stylish décor throughout, viewing is essential in order to appreciate the comfort and quality provided.**

**The ground floor provides a modern, open plan lay-out with lounge/diner leading into the kitchen area. On the first floor there are two double bedrooms along with an immaculate shower room. The second floor comprises a cloakroom and a large bedroom with ample under eaves storage.**

**Collingwood Drive is a private road and the property has a block paved drive suitable for two vehicles. The property is on main water, drainage, electricity and has gas central heating. Timber framed, double glazing throughout.**

## LOCATION

Low Bentham is a charming village and a great base for holidays, with a huge range of opportunities for days out exploring the Yorkshire Dales, Forest of Bowland, Lake District and coast at Morecambe Bay. The village has two popular pubs and the market town of High Bentham is just over a mile away, providing a good range of amenities, including: grocery stores, Post Office, Barclays Bank, butchers, ironmongers, pubs and takeaway establishments. The town has a GP Surgery, pharmacy, highly regarded primary school and train station on the Leeds/Lancaster line.

The nearby market towns of Settle and Kirkby Lonsdale provide excellent secondary education at Settle College and QES, respectively. The A65 enables easy access to Kendal and Skipton. Lancaster and the M6 are around 25 minutes by car.

## GROUND FLOOR

### LOUNGE/DINER 19' 7" x 14' 10" (5.98m x 4.54m)

Modern style, open plan lounge/diner with double glazed sash windows to the front and side aspect. Stunning stained glass timber front door. Amtico flooring. Carpeted stairs rising to the first floor with useful storage cupboard underneath. Spotlights. Two radiators.

# **3 Collingwood Drive, Low Bentham**

## **KITCHEN** 18' 10" x 8' 3" (5.76m x 2.53m)

Stylish modern kitchen with double glazed sash windows to the front and side aspect. Double glazed timber back door to the driveway. Range of fitted wall and base mounted units. Sink and drainer. Rangemaster Professional double oven with 5 ring hob and Neff extractor over. Gas central heating boiler. Sink and drainer. Space for washing machine and tumble dryer. Dishwasher. Vinyl flooring.

## **FIRST FLOOR**

### **LANDING**

Landing with access to 2 bedrooms and shower room. Carpet. Stairs rising to second floor.

## **SHOWER ROOM** 5' 11" x 6' 2" (1.81m x 1.88m)

3 piece suite comprising WC, wash hand basin and large shower. Extractor fan. Down lights. Carpet. Heated towel rail.

## **BEDROOM TWO** 9' 7" x 9' 3" (2.94m x 2.83m)

Smaller double or ideal single bedroom with double glazed sash window to the side aspect. Radiator. Exposed beam. Carpet.

## **BEDROOM ONE** 9' 7" x 8' 8" (2.94m x 2.65m)

Good-sized double bedroom with double glazed sash window to the front aspect. Radiator. Carpet.

## **SECOND FLOOR**

### **CLOAKROOM**

A second floor cloakroom with WC and wash basin. Extractor. Tiled.

## **BEDROOM THREE** 15' 5" x 11' 5" (4.71m x 3.50m)

Good-sized double bedroom with large double glazed window to the side aspect and Velux roof light. Generous eaves storage/wardrobe space. Exposed beams. Carpeted.

## **OUTSIDE**

Block paved driveway with parking for two cars. Low maintenance seating area.

# 3 Collingwood Drive, Low Bentham

## GENERAL

<b>Photographs</b>	Items in these photographs may not be included in the sale of the property.
<b>Viewing</b>	By appointment through the selling agents.
<b>Local Authority</b>	Craven District Council
<b>Council Tax</b>	C
<b>Tenure</b>	Freehold

## AGENT NOTES

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

## OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

## FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business. Why not find out which mortgage is best for you by speaking to our own Independent Financial & Mortgage Advisor? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call 015242 62616.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Relocation Agent Network of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

## Fisher Hopper

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: Barclays Bank Chambers, 18 North End, Bedale, North Yorkshire DL8 1AB. Company Director: D. Spratt

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

## Floor Plans

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

## ENERGY PERFORMANCE CERTIFICATE

**Property: 3 Collingwood Drive, Low Bentham, LA2 7GH**

**Energy Efficiency Rating Current TBC Environmental Impact Rating Current TBC**

# 3 Collingwood Drive, Low Bentham

## Ground Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



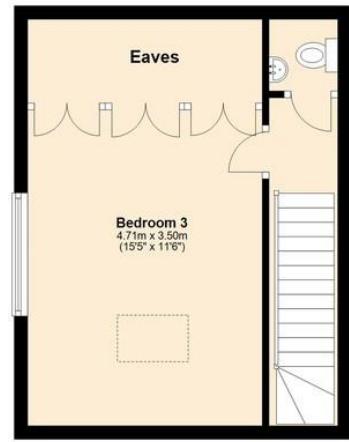
## First Floor

Approx. 28.2 sq. metres (303.6 sq. feet)



## Second Floor

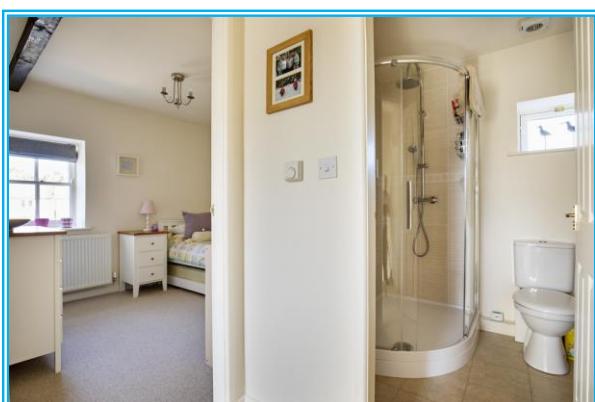
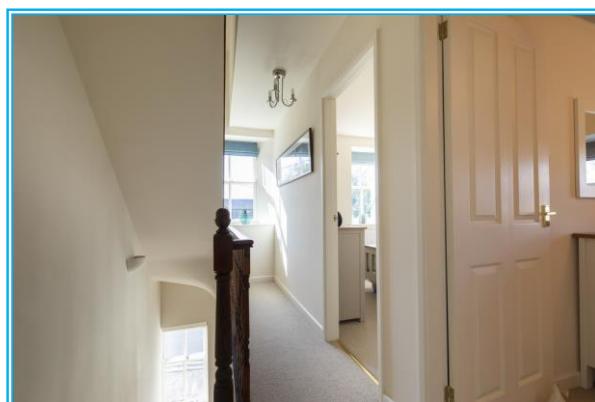
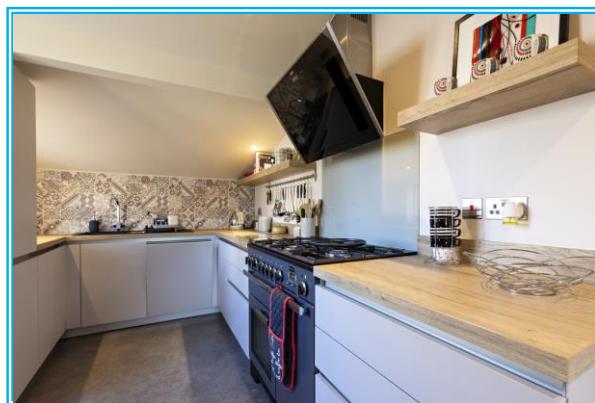
Approx. 28.0 sq. metres (301.7 sq. feet)



Total area: approx. 98.2 sq. metres (1057.0 sq. feet)

**3 Collingwood Drive, Low Bentham**

# 3 Collingwood Drive, Low Bentham



# 3 Collingwood Drive, Low Bentham

