



**11 Mount Pleasant, Bentham, LA2 7JY**  
**Offers In The Region Of £165,000**

Elegant Victorian terraced house with 3 bedrooms and off-road parking, ideally located for the town centre and local amenities. With 2 receptions and a generous front garden, the property has great potential and is available with no chain.

## 11 MOUNT PLEASANT



A charming 3 bedroom period property with generous front garden, spacious accommodation and off-road parking - ideal as a permanent residence, buy-to-let investment or holiday home. Close to the wide range of amenities available in the bustling market town of High Bentham, 11 Mount Pleasant will appeal to buyers seeking a character property with potential for modest updating. Available to market with no chain, viewing is highly recommended.

In brief, the ground floor accommodation comprises: spacious hall; good-sized living room with period features; fitted kitchen with utility area and dining room. On the first floor, a landing provides access to 2 good doubles, a small single and the house bathroom.

Outside, the property has a pleasant garden to the front aspect, with lawn, established borders and a patio seating area. Off-road parking for 1 vehicle is available to the rear.

### LOCATION

High Bentham is a thriving market town with an excellent range of amenities, these include: shops, bank, Post Office, pubs, bars, GP Surgery and grocery stores. The Co-op is within easy walking distance and has recently been extended and upgraded.

The town has a train station providing connections to Leeds and Lancaster. The A65 can be easily reached and provides access to nearby market towns, including Settle and Kirkby Lonsdale, along with Skipton to the south and Kendal to the north. The M6 at

Lancaster can be reached in 25 minutes by car.

High Bentham has its own modern primary school and excellent secondary education is available at Settle College and QES, Kirkby Lonsdale, with school bus services available.

On the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, the town is close to the stunning Yorkshire Dales National Park and within easy reach of the Lake District. The coast at Morecambe Bay, is a 30 minute drive.

### PROPERTY INFORMATION

Freehold. Council Tax Band C. Mains supplies. Gas central heating.

### GROUND FLOOR

#### HALL



Spacious entrance hall with timber framed double glazed external door to the front aspect, with single glazed leaded light over. Fitted shelving. Carpet. Radiator. Stairs rising to the first floor with good storage under. Access to living room and kitchen.

**LIVING ROOM 12'1" x 11'1" (3.69 x 3.40)**



Generous living room with UPVC double glazed window to the front aspect. Feature period arches and architrave. Fireplace housing gas flame effect fire. 2 built-in cupboards. Carpet. Radiator.

**KITCHEN 11'7" x 8'9" (3.54 x 2.67)**



Good sized kitchen with range of fitted wall and base mounted units. Stainless steel sink and drainer. Integral cooker and hob with extractor over. Space for fridge. Tiled floor. Through to utility.

**UTILITY 5'2" x 9'4" (1.60 x 2.86)**



Timber framed external door and timber framed double glazed window to the rear aspect. Gas central heating boiler. Space for fridge freezer. Plumbing for washing machine. Tiled floor.

**DINING ROOM 11'5" x 9'6" (3.50 x 2.90)**



A good-sized second reception room with UPVC double glazed window to the rear aspect. Carpet. Radiator.

**FIRST FLOOR**

## LANDING



Spacious landing providing access to all accommodation on this floor. Built-in cupboard. Loft access. Carpet. Radiator.

## BEDROOM ONE 12'7" x 11'10" (3.84 x 3.63)



Generous main bedroom with UPVC double glazed window to the front aspect. Carpet. Radiator.

## BEDROOM TWO 11'1" x 11'11" (3.39 x 3.64)



Another generous double bedroom with UPVC double glazed window to the rear aspect. Carpet. Radiator.

## BATHROOM 6'2" x 5'6" (1.88 x 1.68)



House bathroom with UPVC double glazed window to the rear aspect. Bath with shower over. WC. Wash hand basin. Extractor. Radiator. Tiled floor.

## BEDROOM THREE 6'11" x 6'2" (2.12 x 1.90)

Single bedroom or nursery with UPVC double glazed window to the front aspect. Carpet. Radiator.

## OUTSIDE



Steps up from road to an attractive and good-sized front garden with lawn, trees, established borders and patio seating area. Rear yard providing parking for 1 car with vehicular access.

### Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

#### 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

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

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 Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

FISHER HOPPER

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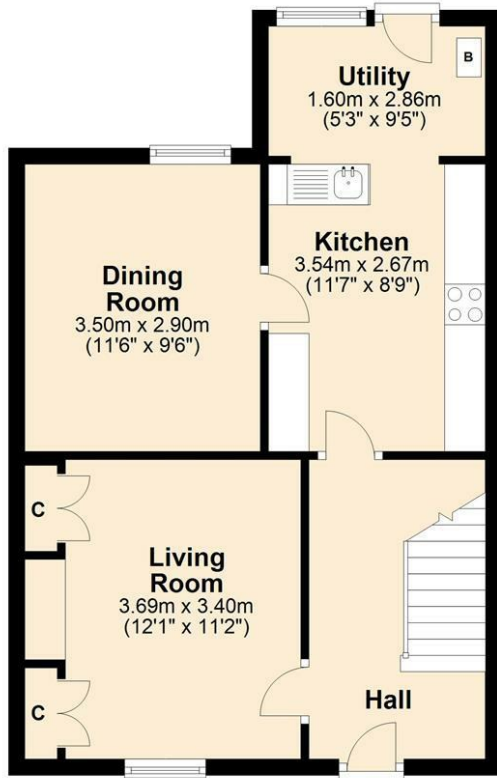
#### FLOOR PLANS

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

## Floor Plan

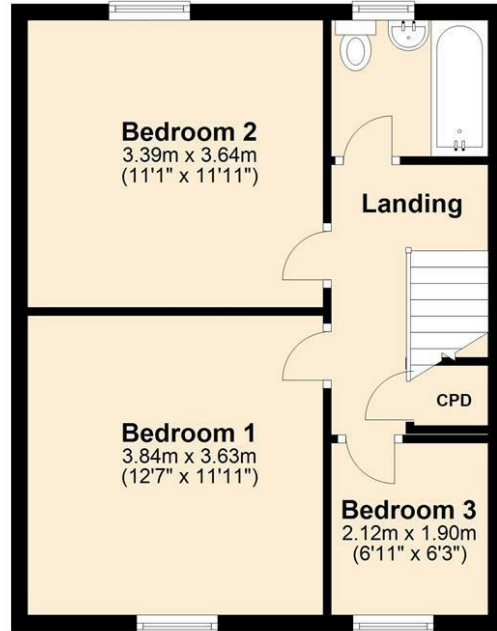
### Ground Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



### First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



Total area: approx. 87.7 sq. metres (944.5 sq. feet)

**11 Mount Pleasant, Bentham**

## Area Map



## Energy Efficiency Graph

