



## 4 Old School Close

Low Bentham, LA2 7EB

**Offers In The Region Of  
£365,000**





# 4 Old School Close

Low Bentham, LA2 7EB

## Offers In The Region Of £365,000



### 4 Old School Close

Now available: new build 4 bed detached family home with 10 year insurance-backed warranty. Quietly situated in an exclusive development of just 5 new homes, this is a stunning and spacious property. Within the catchment for both Settle College and QES, Kirkby Lonsdale, an excellent primary school in High Bentham is just a mile away.

The ground floor accommodation briefly comprises: spacious hallway with large under stair storage cupboard; good-sized family lounge; stunning contemporary kitchen/diner with French Doors to rear garden; utility room and cloakroom. On the first floor, all 4 bedrooms are generous doubles with en-suite to bedroom 1 and a superb house bathroom with 4-piece suite. All 4 bedrooms have TV points and power for wall-mounted TVs.

The modern fitted kitchen includes a range of wall and base mounted units with pull out larder unit, wine cooler and under-mounted sink. Integrated Bosch and Neff appliances include: oven, Deluxe 900 hob and extractor, microwave, dishwasher and 70/30 fridge freezer. The kitchen area has a mixture of plinth and under unit lighting. The fitted utility room off the kitchen/diner includes base mounted units and sink. The ground floor cloakroom has WC, and wash hand basin. On the first floor, the house bathroom has a large shower cubicle, bath, WC and wash hand basin - along with integrated bathroom furniture. Bedroom 1 en-suite comprises a shower, WC, wash hand basin and heated towel rail.

Outside, 4 Old School Close is the only property on the development to have a detached garage. This has a remote activated up and over door and with

driveway provides parking for 2 vehicles. Flagged paving and newly laid lawns to front and rear gardens.

Old School Close is on mains water, drainage, electricity and has gas central heating. - with underfloor heating to the ground and radiators to the first floor. Mixed ambient lighting throughout the property. Full UPVC double glazing throughout. Alarm system.

### Location

Low Bentham is a charming village on the western edge of North Yorkshire and well-located for Lancaster, Settle and Kirkby Lonsdale. 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. Close to the Yorkshire Dales National Park, the Forest of Bowland, Morecambe Bay and Lake District are all within easy reach for days out in stunning countryside.

### Old School Close

The development consists of two 3 bed semi-detached properties and three 4 bed detached. A discreet redevelopment of the former school site, Old School Close is located in the heart of the village, adjacent to the new recreation ground.

015242 62044

All properties come with a 10 year insurance-backed warranty underwritten by Build-Zone Insurance.

Meridian Consult: Approved inspectors, providing quality Building Control, Building Warranty Inspections & ancillary services since 2003.

### **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**

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.

## Road Map



## Hybrid Map



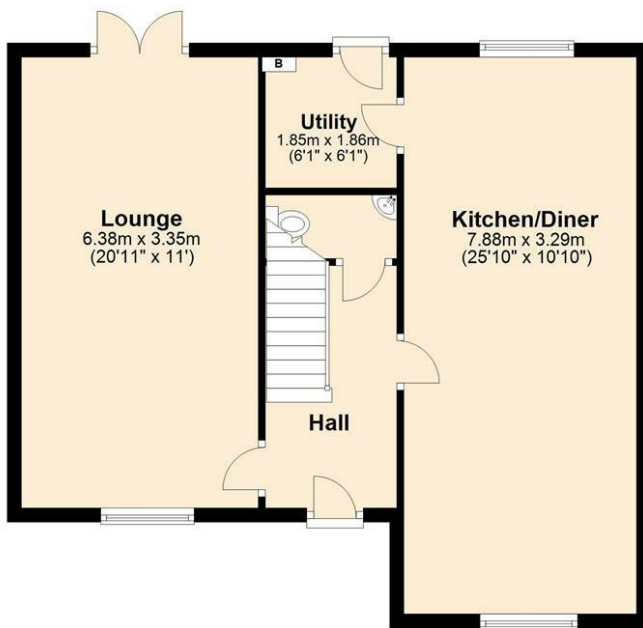
## Terrain Map



## Floor Plan

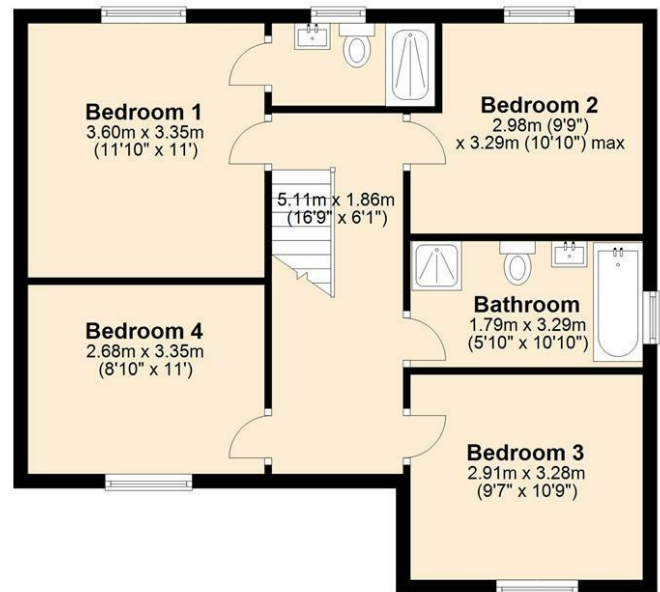
### Ground Floor

Approx. 60.4 sq. metres (650.6 sq. feet)



### First Floor

Approx. 60.5 sq. metres (651.1 sq. feet)



Total area: approx. 120.9 sq. metres (1301.7 sq. feet)

## Viewing

Please contact us on 015242 62044 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

