



## 3 Old School Close

Low Bentham, LA2 7EB

**Offers In The Region Of  
£370,000**



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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, the property has an integral garage with remote activated up and over door and driveway 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.

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



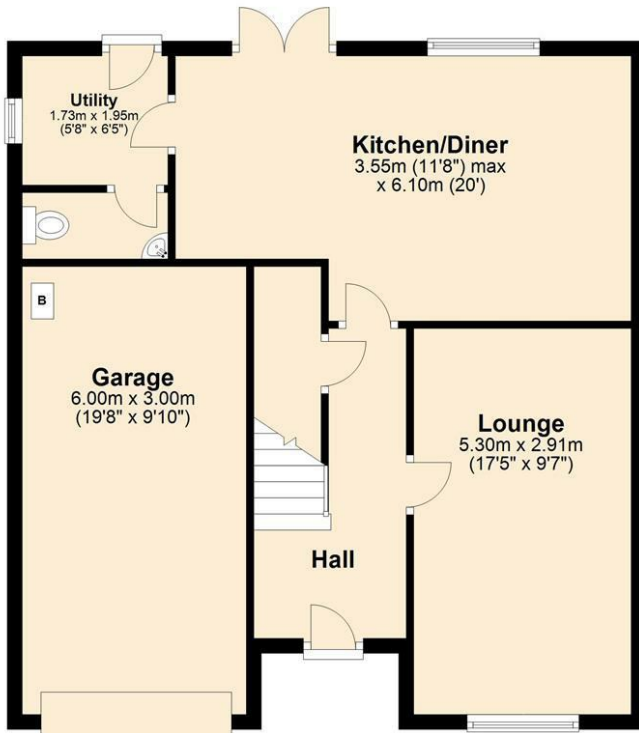
## Terrain Map



## Floor Plan

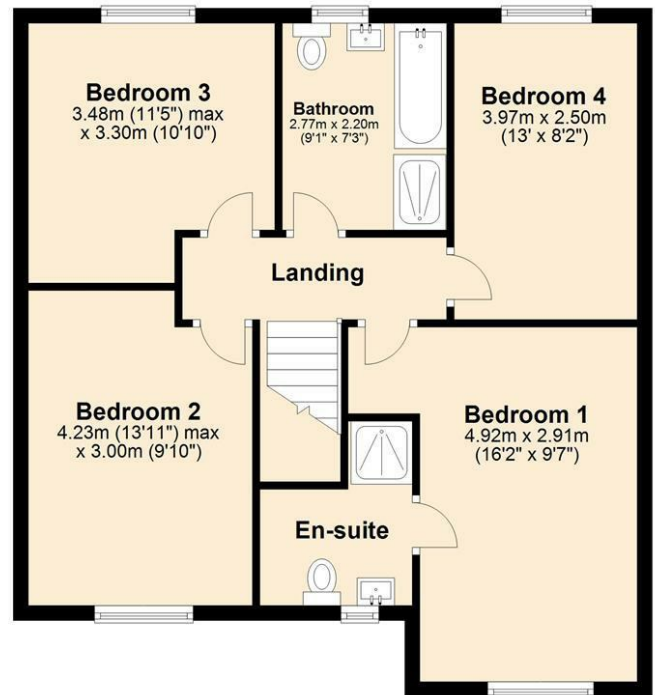
### Ground Floor

Approx. 70.0 sq. metres (753.7 sq. feet)



### First Floor

Approx. 67.1 sq. metres (722.0 sq. feet)



Total area: approx. 137.1 sq. metres (1475.6 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

