

10 Mayfield Road, Bentham



- 3 Bed Terraced Property
- Spacious Diner/Lounge
- Kitchen
- Low Maintenance yard
- Opportunity to add value
- Ideal location for transport links
- Ideal Residential Let
- QES & Settle College Catchment area
- Dales, Lakes & Bowland

Offers In Region Of: £110,000



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DESCRIPTION

A well-proportional 3 bed terraced property, located perfectly for access to High Bentham and the train station. Suitable for those looking to add value to a property, first time buyers or a buy to let investment. Available to the market with no chain, viewing is highly recommended.

In brief, the ground floor accommodation comprises: hallway; kitchen and open plan dining room and lounge. On the first floor there are 2 generous double bedrooms, a single room, a separate toilet and a family bathroom.

The front garden is paved. The property also owns the additional piece of garden the other side of the lane. This is currently gravelled with some plants. To the rear of the property, the back yard comprise a coal store, adding extra storage to the property.

The property is on mains water, drainage, electricity and has gas central heating.

10 Mayfield Road is close to all the amenities that High Bentham has to offer. The town has grocery stores, butchers, hardware shop, bank, Post Office and a range of pubs and bars. There is a well-rated and modern Primary School, along with a Pharmacy and Doctors' Surgery.

The town sits on the edge of the wonderful Forest of Bowland AONB and provides easy access to the nearby Yorkshire Dales - Ingleborough can be seen from many points in the town. The Lake District can be easily reached and Lancaster and the M6 are under half an hour away by car.

Bentham has a train station, providing connection to Skipton and Leeds. Nearby towns include Settle and the popular Kirkby Lonsdale - both providing excellent secondary education.

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GROUND FLOOR

HALLWAY 17' 3" x 3' 4" (5.26m x 1.04m)

Hall providing access to the dining room. Stairs rising to the first floor. Carpet. Radiator. Coat hooks.

KITCHEN 12' 3" x 6' 7" (3.74m x 2.03m)

Double glazed timber framed windows to side aspect. Timber external door to the rear yard. Range of wall and base mounted units. Stainless Steel sink and drainer. Space for fridge. Electric oven hob and extractor fan. Tiled floor. Access to spacious under stairs cupboard.

DINING ROOM 13' 10" x 10' 4" (4.24m x 3.16m)

Spacious dining room with a double glazed window to the rear aspect. Carpet. Gas fire. Leading through to the Lounge.

LOUNGE 12' 11" x 10' 4" (3.95m x 3.16m)

Light and airy lounge with new UPVC window to the front aspect. Feature fireplace. Carpet. Radiator.

FIRST FLOOR

BEDROOM 3 12' 0" x 6' 9" (3.67m x 2.07m)

A bright small bedroom. Carpet. Radiator. Double glazed window to side aspect.

TOILET 3' 3" x 3' 6" (1.01m x 1.08m)

Toilet. Lino. Basin. Double glazed window.

BEDROOM TWO 11' 2" x 8' 7" (3.42m x 2.62m)

A spacious double bedroom with double glazed windows to the rear aspect. Radiator. Carpet.

BATHROOM 8' 7" x 4' 11" (2.62m x 1.50m)

Bath. Basin. Radiator. Built in Cupboards.

BEDROOM 1 10' 4" x 14' 2" (3.17m x 4.33m)

A generously sized double bedroom with a new UPVC window to the front aspect of the property. Carpet. Radiator.

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GENERAL

Photographs	Items in these photographs may not be included in the sale of the property.
Viewing	By appointment through the selling agents.
Local Authority	Craven District Council
Council Tax	Council tax band B
Tenure	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

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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.

ENERGY PERFORMANCE CERTIFICATE

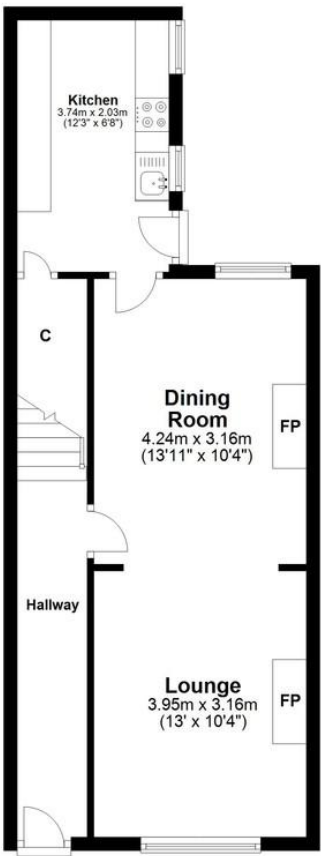
Property: 10 Mayfield Road, Bentham, Lancaster, LA2 7LP

Energy Efficiency Rating Current 57 Environmental Impact Rating Current 50

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Ground Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



First Floor

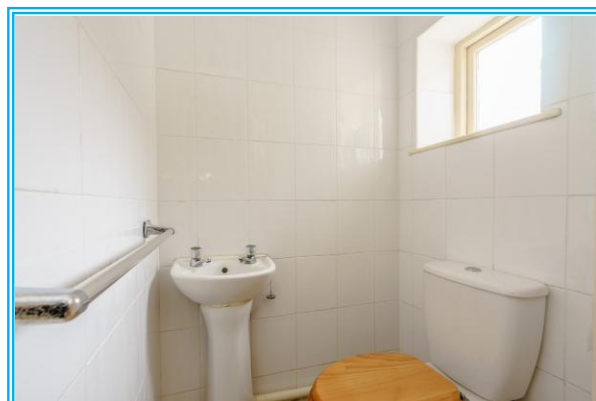
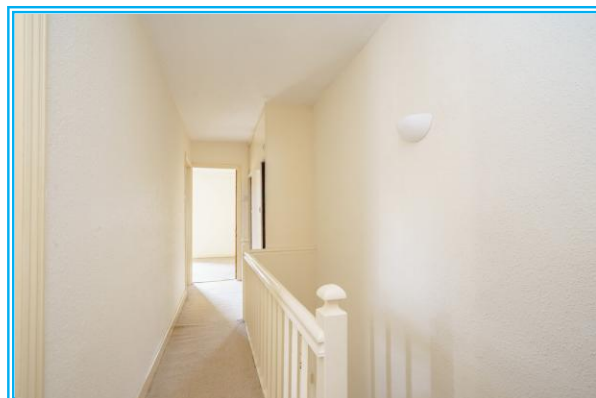
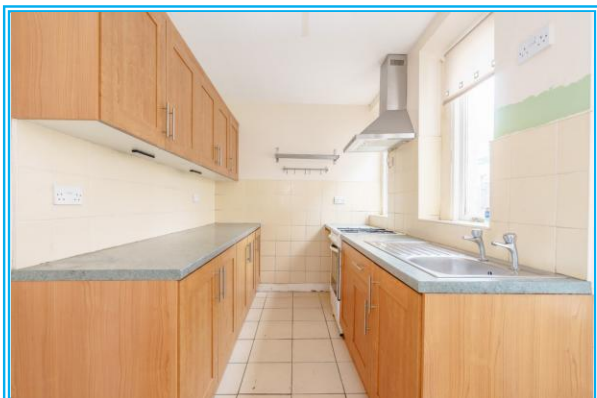
Approx. 43.3 sq. metres (465.9 sq. feet)



Total area: approx. 86.8 sq. metres (933.9 sq. feet)

10 Mayfield Road, High Bentham

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