

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

CROSSLANDS, SPRINGFIELD, HIGH BENTHAM

PRICE: £400,000 Region



Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate Band: D

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

Crosslands, Springfield, High Bentham, Nr Lancaster, LA2 7BA

A lovingly and thoughtfully improved traditional stone built imposing semi-detached family residence extending to spacious 4 bedroom accommodation over 4 floors incorporating large dormer main bedroom ensuite, spacious yet cosy lounge with multi-fuel stove, bespoke fitted breakfast kitchen with integrated appliances and multi-fuel stove, basement utility room/2nd dining kitchen and hobbies room/gym.

Externally the property enjoys a private driveway capable of accommodating several vehicles, a good sized lawned garden area and a detached garage.

Being pleasantly situated towards the outer fringe of the popular market town of High Bentham within just a few minutes walking distance of main street shops and amenities and within only 15 miles commuting distance of Lancaster and the M6.

Kendal and the Lakes 20 miles, Skipton 25 miles, Settle and the Yorkshire Dales National Park 12 miles approx.

VIEWING: By prior appointment through Richard Turner & Son Bentham Office.

Accommodation Comprising: (Full gas central heating and New sealed unit double glazing throughout).

Ground Floor:

Covered Entrance Porch:

Entrance Vestibule:

5'1 x 4'8 (155m x 1.42m) Part glazed external door and side panels. Glazed inner door and side panels, mosaic tiled flooring.

Reception Hall:

14'3 x 5'1 (4.34m x 1.55m) Open staircase, feature cornice and moulded corbels.

Living Room:

15'2 x 14'8 (4.62m x 4.47m) *plus window bay 6'10 x 3'8 (2.08m x 1.12m)* Feature Edwardian fireplace with recessed multi-fuel stove, ceiling coving.

Breakfast Kitchen:

13'11 x 12'9 min (4.24m x 3.89m min) Fully fitted bespoke cupboards and units with granite work surfaces incorporating sink with mixer tap, integrated gas hob, AEG electric oven, dish washer and fridge freezer. Recessed fireplace housing wood burning stove, alcove cupboard, access to the sun room/rear porch.

Rear Porch/Boot Room:

10'4 x 6'8 approx. (3.15m x 2.03m approx.)

Basement Utility Room/2nd Dining Kitchen:

15'7 x 12'10 (4.75m x 3.91m) Fitted cupboards and units with granite work top, inset sink with mixer tap and integrated appliances. *(Built in cupboard housing two sub floor automatic submersible pumps with backup battery emergency power supply).* Outside door.

Boiler Room:

11'7 x 6'5 (3.53m x 1.96m) Housing gas fired central heating boiler and pressurized cylinder.

L-shaped Annex Games Room:

20'2 x 6'11 (6.15m x 2.11m) *plus 7'9 x 7'3 (2.36m x 2.21m)*

First Floor:

Balcony Landing

14'9 x 6'3 (4.50m x 1.91m)

Bathroom:

9'4 x 5'5 (2.84m x 1.65m) Three piece bath suite incorporating over bath shower, tiled floor and walls.

Bedroom 1:

13'4 x 9'9 (4.06m x 2.97m)

Bedroom 2:

13'4 x 10'7 (4.06m x 3.23m) With painted cast iron fireplace.

Bedroom 3:

15' x 7'5 (4.57m x 2.26m) With built in linen cupboard.

Second Floor: (via continued staircase)

Large Dormer Main Bedroom:

20'11 x 20'4 (6.38m x 6.20m) Built in his and hers wardrobes, feature dormer window recess, three Velux roof lights, under eaves storage.

En-Suite Shower Room: Large shower enclosure, wc with hidden cistern and vanity wash hand basin, under eaves storage cupboard, tiled floor and walls.

Outside:

Front:

Pleasant front garden area.

Side:

Circa 80ft long private tarmac driveway suitable for parking several vehicles.

Rear:

Good sized lawned garden area 50' x 22' approx. incorporating paved crescent shaped garden seating area and detached brick built garage 18'4 x 8'4 approx with up and over door.

Utilities:

Mains Water, electricity, gas and drainage connected.

Network / Broadband:

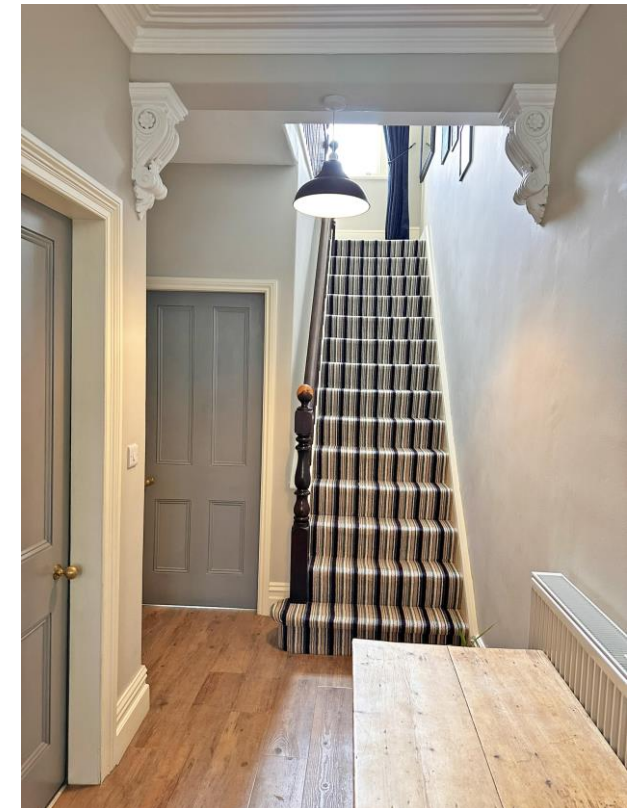
Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). **Please Note:** These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

Through whom all offers and negotiations should be conducted.

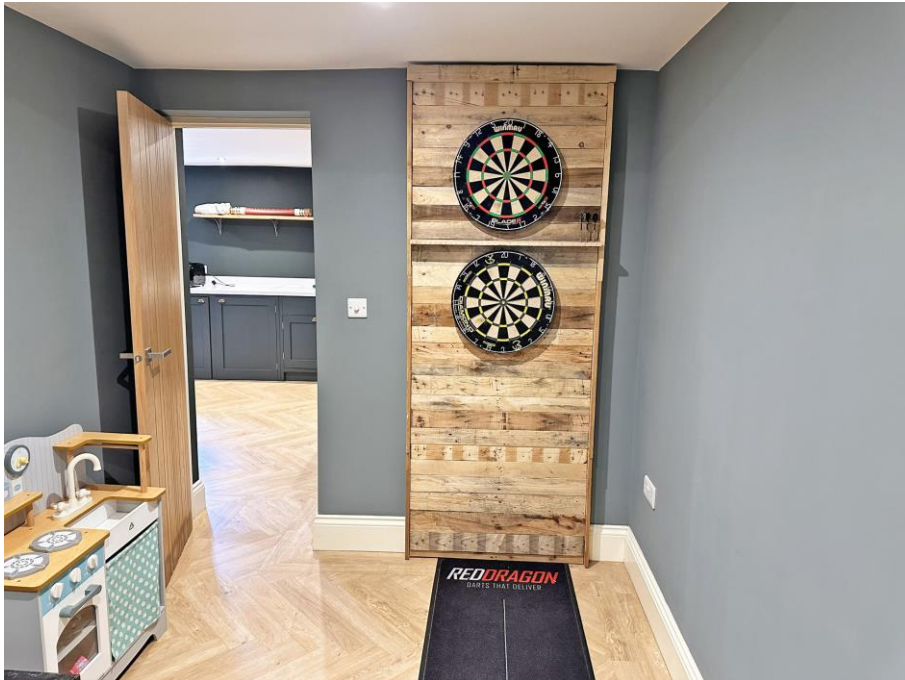
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.





















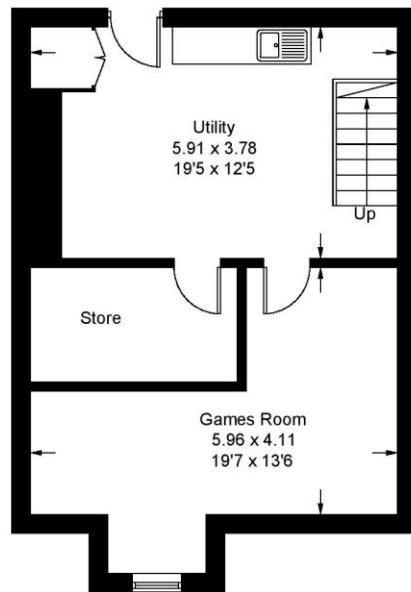
FLOOR PLANS

ENERGY PERFORMANCE CERTIFICATE

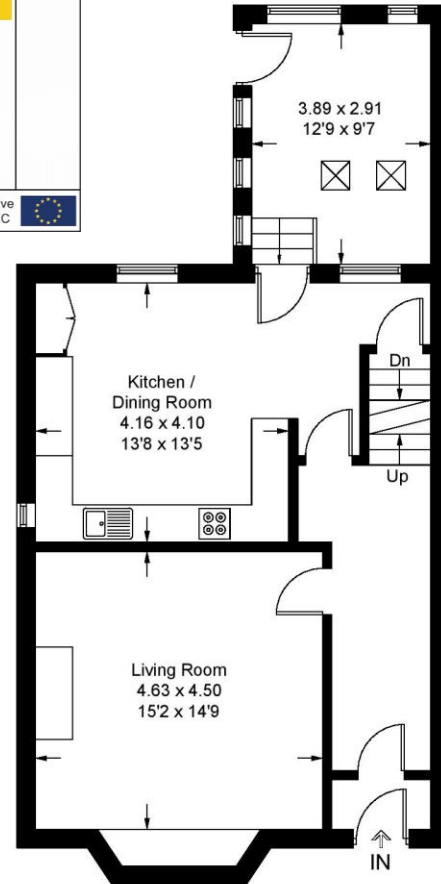
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	78
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Crosslands

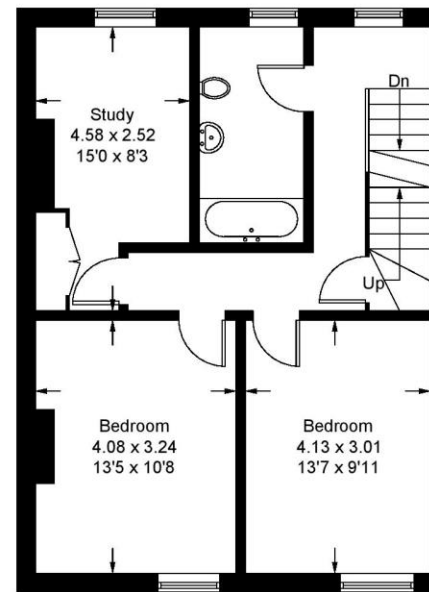
Approximate Gross Internal Area = 179.9 sq m / 1936 sq ft
 Basement = 48.7 sq m / 524 sq ft
 Total = 228.6 sq m / 2460 sq ft



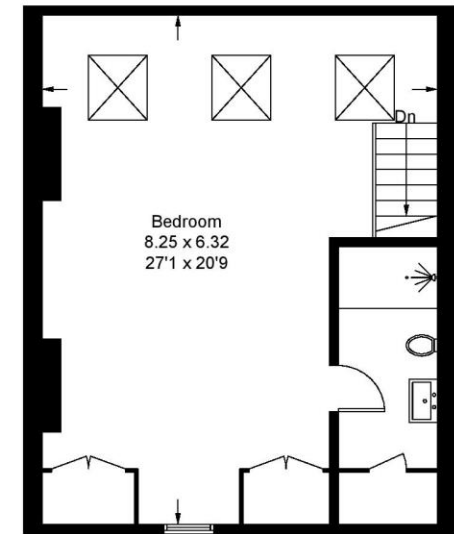
Basement



Ground Floor



First Floor



Roof Room

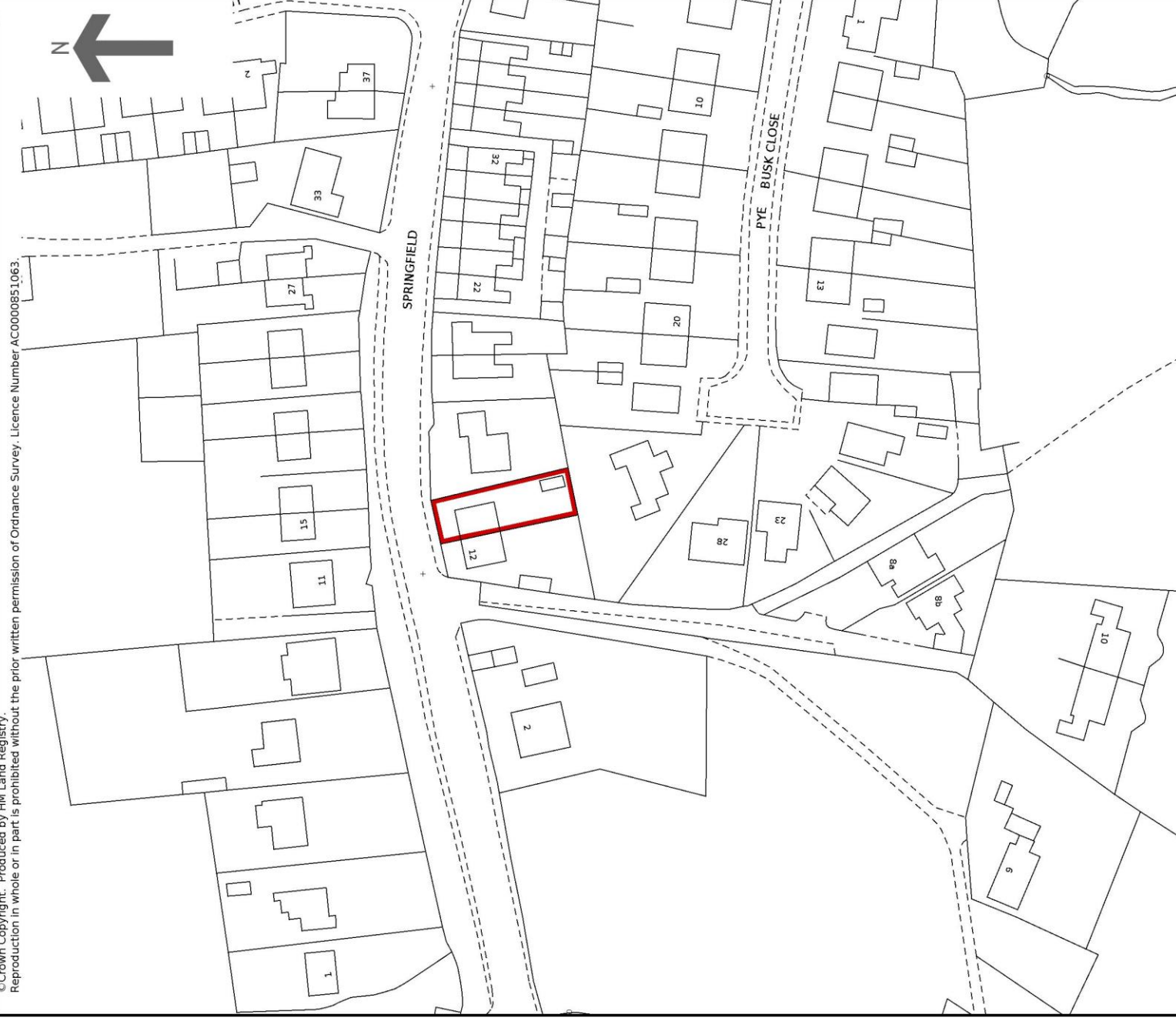
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1168534)

HM Land Registry
Official copy of
title plan



Title number **NYK363943**
Ordnance Survey map reference **SD6769SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **North Yorkshire**

©Crown Copyright. Produced by HM Land Registry.
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.





Richard Turner & Son. Royal Oak Chambers, Main Street, BENTHAM, LA2 7HF. T: 015242 61444. E: property@rturner.co.uk
 Richard Turner & Son. Old Sawley Grange, Gisburn Road, Sawley, CLITHEROE, BB7 4LH. T: 01200 441351. E: sawley@rturner.co.uk



MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.