



9 Jubilee Buildings

Main Street, Bentham, LA2 7HR

Price Guide £125,000



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With accommodation arranged over 3 floors, plus a large cellar, there is potential to create a spacious 4 bed family home here. Now in need of updating, the property retains period features and is very well-located for town centre amenities. Just a short walk from the highly regarded primary school, 9 Jubilee Buildings is in the catchment for excellent secondary education at both Settle College and QES, Kirkby Lonsdale. Ideal for buyers seeking the opportunity to add value.

In brief, the ground floor comprises: entrance hall with period architrave; lounge with bay window; good-sized dining room with access down to the large cellar and a generous kitchen to the rear aspect. On the first floor, a central landing provides access to a large double bedroom, good single and house bathroom. On the second floor, bedroom 3 is a good double and the attic room is ideal for storage or potential conversion.

Period features include: moulded architraves; feature arch incorporating Queen Victoria; pine balustrade and original panel doors.

Outside, the property has a garden to the rear.

Viewing is essential in order to appreciate the potential provided by this fine period property - available with no chain.

High Bentham

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 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 property. Council Tax Band C. All mains services. Gas central heating.

Ground Floor

Hall

UPVC external door to the front aspect. Period architrave and feature arch. Cupboard housing fuse board. Carpet tiles. Radiator. Access to lounge, stairs and dining room.

Lounge

11'4" x 10'0" (3.45m x 3.05m)

UPVC double glazed bay window to the front aspect. Fireplace housing gas fire. Period architrave. Carpet. Radiator.

Dining Room

12'6" x 13'7" (3.81m x 4.13m)

Good-sized dining room/reception. Gas fire. Carpet. Access to stairs down to cellar. Open to kitchen at rear.

Cellar

27'4" x 13'7" (8.32m x 4.13m)

A large cellar with timber framed single glazed sash bay window providing light from street level. 2 fireplaces - one with original wrought iron range. Separate coal store.

Kitchen

9'8" x 13'7" (2.95m x 4.13m)

2 UPVC double glazed windows to the rear aspect and UPVC double glazed external door. Range of wall and base mounted units. Sink with drainer. Plumbing for washing machine. Space for cooker. Space for fridge freezer. Laminate flooring. Radiator.

First Floor

Landing

Central landing with period balustrade. Carpet. Access to 2 bedrooms and house bathroom. Stairs rising to second floor.

Bedroom 1

11'8" x 13'6" (3.55m x 4.12m)

A large double bedroom with UPVC double glazed window to the front aspect. Carpet. Radiator.

Bedroom 2

11'2" x 6'4" (3.40m x 1.94m)

Good-sized single bedroom with UPVC double glazed window to the rear aspect. Carpet. Radiator.

Bathroom

10'0" x 6'10" (3.04m x 2.09m)

House bathroom with UPVC double glazed window to the rear aspect. Suite comprising bath, wash hand basin and WC. 2 double airing cupboards, with one housing the hot water cylinder. Vinyl flooring. Radiator.

Second Floor

Landing

Small landing providing access to bedroom 3 and attic room. Carpet.

Bedroom 3

11'11" x 13'7" (3.63m x 4.13m)

Another good double bedroom with UPVC double glazed window to the front aspect. Large built-in cupboard. Carpet. Radiator.

Attic Room

5'8" x 11'11" (1.72m x 3.64m)

Useful attic room with skylight. Carpet.

Outside

Garden to rear with established borders. Pedestrian 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.



Road Map



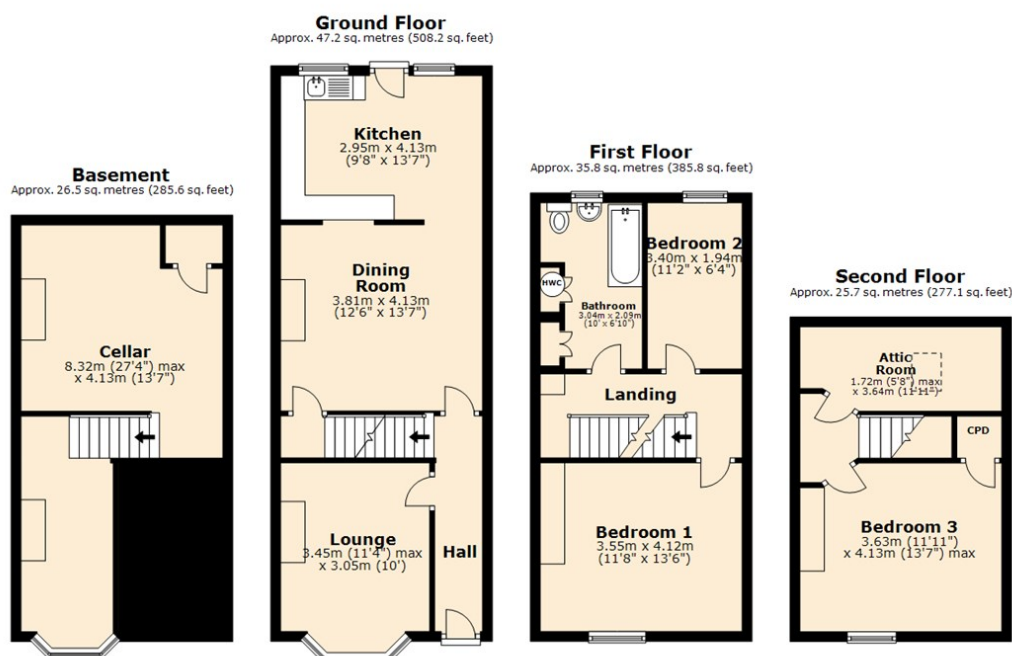
Hybrid Map



Terrain Map



Floor Plan



Total area: approx. 135.3 sq. metres (1456.8 sq. feet)
9 Jubilee Buildings, Bentham

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

