



**10a MAIN STREET, LOW BENTHAM**  
**£125,000**



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## 10A MAIN STREET, LOW BENTHAM, LANCASTER, LA2 7DU

Spacious Light and airy two bedroomed ground and first floor apartment located in a superb and convenient position in the centre of Low Bentham Village.

Ground floor hallway and utility room, store.

First floor, wide landing with access to lounge, kitchen, 2 bedrooms and bathroom.

Modern fixtures and fittings including kitchen with some appliances, 3 piece bathroom suite.

Decorated and presented to a high standard throughout with upvc double glazed windows, and gas fired central heating ready for immediate occupation.

Ideal property for first time buyer, holiday accommodation or investment property.

Well worthy of inspection to appreciate the size and condition.

Low Bentham is a popular village situated with stunning countryside approximately 1 ½ miles from High Bentham.

The village has some local amenities such as village hall, two pubs and church and wider range plus a railway station is available in High Bentham.

Although the property has no on site parking a village carpark is located close by.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Utility Room, Store.

#### First Floor

Landing, Lounge, Kitchen, 2 Bedrooms, Bathroom.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

6'1" x 6'0" (1.85 x 1.82)

Upvc solid external entrance door, upvc double glazed side window, glazed doored staircase to the first floor, access to utility room/store, under stairs store cupboard.

##### Utility Room:

10'0" x 12'7" (3.04 x 3.83)

External door with fanlight over, plumbing for washing machine, gas central heating boiler, 1 ½ bowl sink with mixer tap, wall cupboards.

##### Store:

5'1" x 5'10" (1.54 x 1.77)





## FIRST FLOOR:

### Landing:

6'3" x 17'4" (1.90 x 5.28)

Spacious landing area with access off to the principal rooms, loft access, upvc double glazed window.



### Lounge:

15'5" x 14'3" (4.69 x 4.34)

Upvc double glazed window, feature recess with flagged hearth, wood flooring, recessed spotlights, two radiators, wall lights.



### Kitchen:

10'2" x 8'10" (3.09 x 2.69)

Range of modern kitchen base units with complementary work surfaces, built in electric oven, gas hob, stainless steel sink, two upvc double glazed windows, radiator, tiled floor, space for table, recessed spotlights.





### **Bedroom 1:**

13'6" x 12'0" (4.11 x 3.65)

Double bedroom, with upvc double glazed window, radiator, recessed spotlights.



### **Bedroom 2:**

9'7" x 11'0" (2.92 x 3.35)

Double bedroom, upvc double glazed window, radiator, recessed spotlights.



### **Bathroom:**

8'2" x 6'7" (2.48 x 2.00)

4 piece white bathroom suite comprising bath, shower enclosure with shower over off the system, WC, pedestal wash hand basin, vertical radiator, upvc double glazed window, tiled flooring, recessed spotlights.

### **OUTSIDE:**

Small forecourt area and a community carpark is located close by.

### **Directions:**

Leave the Bentham Office down the Main Street on Low Bentham Road. Enter Low Bentham Village and number 10a is located right in the centre of the village on the righthand side. A For Sale board is erected.

### **Tenure:**

Leasehold 125 years from 2007, service charge £52 per annum

### **Services:**

All mains' services are connected to the property.



**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**Local Authority:**

Craven District Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'A'

**Energy performance certificate (EPC)**

**Certificate contents**

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- Improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

Arundel House Main Street Lower Bentham LANCASTER LA2 7DU		Energy rating <b>E</b>
Valid until <b>26 April 2027</b>	Certificate number <b>0317-2853-7941-9823-8571</b>	

<b>Property type</b>	Top-floor flat
<b>Total floor area</b>	98 square metres



[www.tpos.co.uk](http://www.tpos.co.uk)

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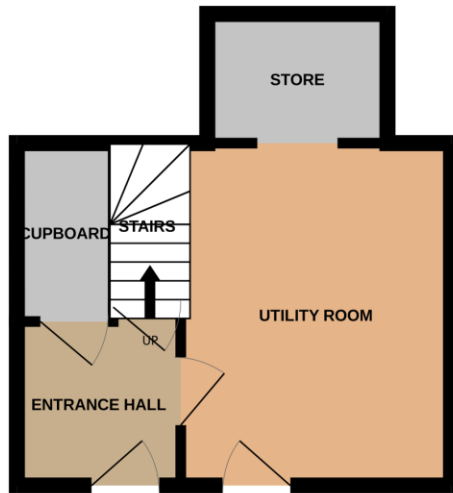
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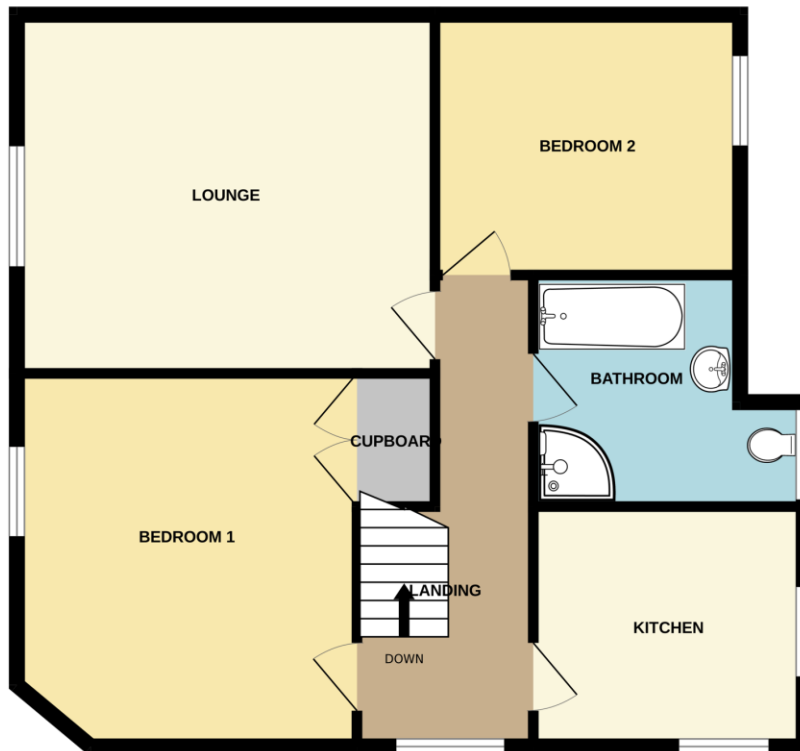
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GROUND FLOOR  
233 sq.ft. (21.6 sq.m.) approx.



FIRST FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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