



MARRIOT COTTAGE, HIGH BENTHAM

£254,995





MARRIOT COTTAGE, POLICE YARD, HIGH BENTHAM, LA2 7HH

Deceptively spacious 3 bedroomed stone built extended cottage style property, located in a very convenient position in the centre of High Bentham offering modernised accommodation laid over three floors plus cellar.

Well maintained and presented throughout, with oak flooring to the ground floor, lounge with multi-fuel stove, modern kitchen, two bathrooms, double glazed windows and gas fired central heating.

Outside, fore-court parking to the front of the property, pedestrian access to the rear, good sized level rear garden, decked area, lawns, and sheds.

No onward chain, ready for immediate occupation.

High Bentham is a popular market town, sitting within scenic outstanding countryside.

The town offers all local amenities including individual independent shops, pubs and cafes, doctors' surgery etc, plus railway station with connections to Leeds, Skipton, and Lancaster. Active local community with many activities available.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Lounge/Dining Room, Kitchen, Shower Room.

First Floor

Landing, 2 Double Bedrooms, Bathroom.

Second Floor

Bedroom 3.

Outside

Forecourt Parking, Rear Enclosed Garden.

ACCOMMODATION

GROUND FLOOR:

Entrance Porch:

With part glazed external entrance door, leading through to lounge/dining room.

Lounge/Dining Room:

12'2" x 14'6" (3.70 x 4.42) plus 7'8" x 15'10" (2.33 x 4.82)

Good sized room with upvc double glazed windows to the front, multi-fuel stove within recessed fireplace, oak flooring, two radiators, access to the cellar, dining area with space for table.





Kitchen:

15'3" x 6'3" (4.64 x 1.90)

Rear extension with range of modern kitchen base and wall units with complementary work surfaces, 1 ½ bowl sink with mixer taps, electric double oven, electric hob with extractor hood, plumbing for dishwasher, and washing machine, upvc double glazed window, upvc double glazed French doors to the rear garden.



Shower Room:

7'2" x 7'7" (2.18 x 2.31)

Shower cubicle with drencher shower off the system, vanity wash hand basin, low flush WC, tiled walls, tiled floor, upvc double glazed window, and vertical radiator.

Cellars:

Useful storage.





FIRST FLOOR:

Landing:

9'4" x 6'0" (2.84 x 1.82)

Spacious landing area with access to two bedrooms and bathroom, staircase up to the second floor, gas fired central heating boiler, and radiator.

Bedroom 1: Front

14'5" x 12'0" (4.39 x 3.65)

Large double bedroom with two upvc double glazed windows, built in wardrobes, and radiator.



Bedroom 2: Rear

15'9" x 8'5" (4.80 x 2.56)

Double bedroom with upvc double glazed window and radiator.



House Bathroom:

9'5" x 9'4" (2.87 x 2.84)

Very well-appointed bathroom with three-piece white bathroom suite comprising free standing bath, WC, wash hand basin, upvc double glazed window tiled flooring and radiator.





SECOND FLOOR

Bedroom 3:

Large double bedroom, with exposed roof truss, sloping ceiling, eaves storage and Velux roof lights.



Outside:

Forecourt parking to the front of the property, for two vehicles, good sized well-tended rear garden with decked area, lawned garden with mature shrubs, etc, pedestrian access.





Directions:

Leave the Bentham office down the Main Street, Police Yard is located on the left-hand side, approximately 100 yards. A For Sale Board is erected.

Tenure:

Freehold with vacant possession also subject to a flying freehold.

Viewing:

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

Local Authority:

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

Council Tax Band B

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Environmental impact of this property
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

4a, Police Yard Bentham LANCASTER LA2 7HH		Energy rating C
Valid until 17 June 2025	Certificate number 9688-4083-6246-8465-0990	
Property type	Mid-terrace house	
Total floor area	122 square metres	

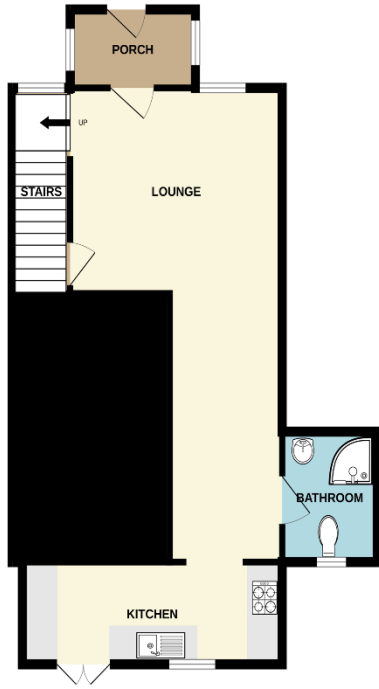


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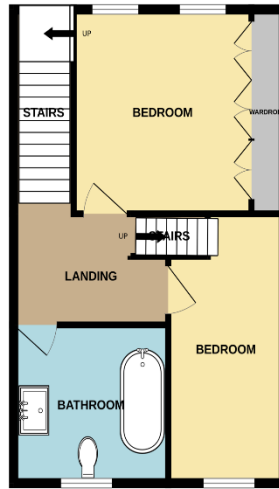
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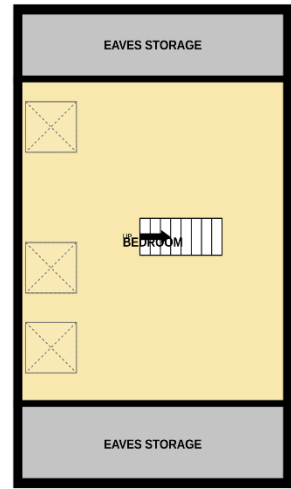
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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