



35 MAIN STREET, LOW BENTHAM
£125,000



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35 MAIN STREET, LOW BENTHAM, LANCASTER, LA2 7BZ

One/Two bedroomed stone-built end terraced cottage style property located near to the centre of Low Bentham Village offering accommodation laid over three floors, plus a cellar.

Pleasant cottage in need of some modernisation but offers huge potential.

Ideal property for a first-time buyer, investor or second home.

The property has gas fired central heating, unrestricted street parking, enclosed rear yard with beck frontage.

Well worthy of internal inspection to appreciate the potential and location.

Low Bentham is a popular village approximately one mile to the market town of High Bentham, which has all local amenities including Railway Station with connections to Skipton and Lancaster. The village has an active community with two public houses, church and village hall.

ACCOMMODATION COMPRISES:

Ground Floor:

Lounge, Kitchen, Lobby.

Lower Ground Floor:

Cellar.

First Floor:

Bedroom 1, Shower Room.

Second Floor:

Bedroom/Hobbies Room, Bathroom.

Outside

Rear Garden/Yard, Unrestricted Street, Parking.

ACCOMMODATION:

GROUND FLOOR:

Lounge:

11'9" x 10'9" (3.58 x 3.27)

Part glazed external entrance door, single glazed window, gas fire within feature fireplace, radiator.





Lobby:

Return staircase to the first floor, access to the cellar.

Kitchen:

7'8" x 9'4" (2.33 x 2.84)

Part glazed rear entrance door, single glazed windows, stainless steel sink, gas cooker point, base units, wall units, cupboard housing gas fired central heating boiler.



LOWER GROUND FLOOR:

Cellar:

8'4" x 11'9" (2.54 x 3.58)

Stone steps down.

FIRST FLOOR:

Landing:

Return staircase to the second floor, access to bedroom and shower room.



Bedroom 1:

12'4" x 12'0" (3.75 x 3.65)

Double bedroom with exposed stone wall, upvc double glazed window, and radiator.

Shower Room:

8'5" x 6'9" (2.56 x 2.05)

Shower enclosure with electric shower over, vanity wash hand basin, WC, tiled walls, boarded ceiling.



SECOND FLOOR:

Landing:

Access to Bedroom/Hobbies room and bathroom.



Bedroom/ Hobbies Room:

12'0" x 8'7" (3.65 x 2.61)

With eaves storage, single glazed window, and radiator.

Bathroom:

4'11" x 9'2" (1.49 x 2.79)

Three-piece coloured bathroom suite comprising bath, pedestal wash hand basin, WC, reduced eaves.



OUTSIDE:

Enclosed rear garden/yard with beck frontage, unrestricted street parking to the front.



AGE:

Approximately 1900

Directions:

Leave the Bentham Office down the Main Street towards Low Bentham, go past the Sun Dial Public House and no 35 is on the right-hand side. A For Sale board is erected.

Tenure:

Freehold with vacant possession on completion.

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.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

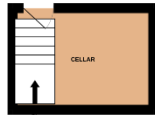
Local Authority:

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

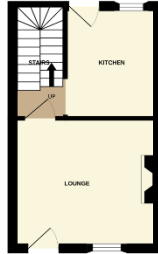
Council Tax Band 'B'



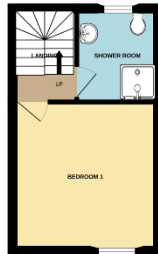
BASEMENT
95 sq. ft. (8.7 sq. m.) approx.



GROUND FLOOR
237 sq. ft. (22.0 sq. m.) approx.



1ST FLOOR
213 sq. ft. (19.8 sq. m.) approx.



2ND FLOOR
213 sq. ft. (19.8 sq. m.) approx.



TOTAL FLOOR AREA: 816 sq. ft. (75.8 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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