

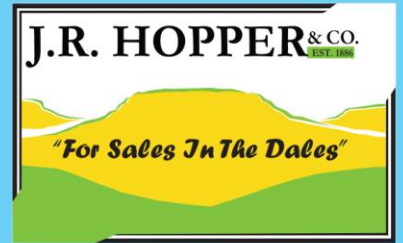


FisherHopper

01524 262044

43 Main Street, Bentham, Lancaster, LA2 7HJ

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4 Oak Cottages , Bentham



- Modernised Character Cottage
- Exposed Beams
- Feature Fireplaces
- Rangemaster Oven
- Spacious Kitchen/Diner
- Good Sized Lounge
- Two Double Bedrooms
- Bathroom with Separate Shower
- Garden to Front
- Off Road Parking to Rear

Offers Around £149,950



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FisherHopper is a trading name for FisherHopper Limited, which is registered in England.
Company Registration No is 08514050. The registered office for the company is
Dalton House, 9 Dalton Square, Lancaster LA1 1WD
Company Directors are L. B. Carlisle E. J. Carlisle M. J. Fisher N. R. Pilkington



4 Oak Cottages , Mount Pleasant

DESCRIPTION

4 Oak Cottages is a double fronted mid terraced cottage in the popular market town of Bentham. The town is well placed on the edge of the Yorkshire Dales National Park and the Forest of Bowland. It is just a few miles from the A65 and is easily commutable from Lancaster and Skipton. There are trains to Leeds and Lancaster from the railway station. There are a good range of shops, doctor's/dentist's surgeries and a newly built community school.

The Cottage has been recently modernised whilst still retaining many character features such as feature fireplaces, deep window sills/seats and exposed beams. On the ground floor there is a spacious dining kitchen with "Rangemaster oven", and separate cosy lounge. Upstairs there are two double bedrooms and a newly fitted bathroom with four piece suite.

Outside there is off road parking to the rear, a stone built outbuilding and low maintenance gravelled garden area to the front.

4 Oak Cottages is a fantastic character cottage which is ideal for those looking for a characterful rural retreat or holiday let.

GROUND FLOOR

DINING KITCHEN 16' 1" x 13' 2" (4.9m x 4.01m)

Attractive character kitchen / diner. Quartzite flagged floor. Feature fireplace with slate hearth. Exposed beams. Range of wall and base units. Belfast sink. Rangemaster with gas hob and electric ovens. Extractor above. Plumbing for automatic washing machine. Radiator. Under stairs storage area. uPVC double glazed window with window seat. Stable door to rear.

LOUNGE 15' 10" x 10' 8" (4.83m x 3.25m)

Dual aspect light and bright lounge. Fitted carpet. Alcove with shelves. Feature fireplace with slate hearth. Exposed beams. Radiator. uPVC double glazed windows to front and rear with deep sills and window seat to front window.

FIRST FLOOR

BEDROOM ONE 12' 4" x 12' 8" (3.76m x 3.86m)

Double bedroom. Polished wooden floor. Feature fireplace. Exposed beams. Radiator. uPVC double glazed window with window seat.

BEDROOM TWO 12' 7" x 9' 4" (3.84m x 2.84m)

Double bedroom. Polished wooden floor. Exposed beams. Radiator. uPVC double glazed window with window seat.

BATHROOM

Modern fitted bathroom suite. Vinyl flooring. Bath. Separate shower cubicle. Wash basin and WC. Heated towel rail. uPVC double glazed window with deep sill.

4 Oak Cottages , Mount Pleasant

OUTSIDE

FRONT

Low maintenance gravelled garden to front.

REAR

Private parking area to rear. Stone built outbuilding.

GENERAL

Photographs	Items in these photographs may not be included in the sale of the property.
Viewing	By appointment through the selling agents.
Local Authority	Craven District Council
Council Tax	Council tax band should be confirmed by the Purchaser prior to purchasing the property
Tenure	Freehold

AGENT NOTES

Fisher Hopper Ltd. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

FisherHopper, 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

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call **01524 262044**

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 **Relocation Agent Network** of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

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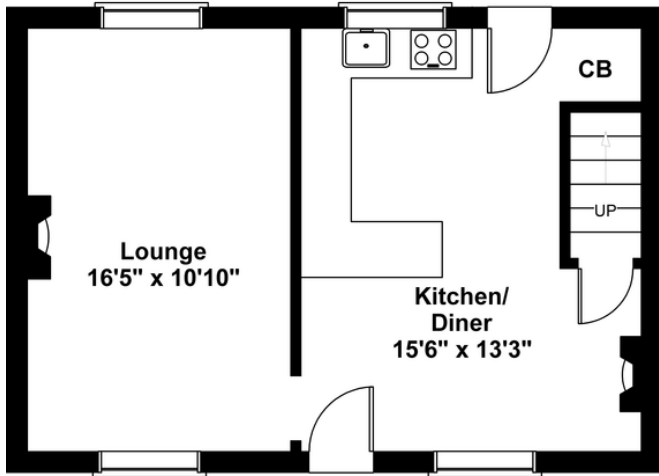
ENERGY PERFORMANCE CERTIFICATE

Property: 4 Oak Cottages , Mount Pleasant, Bentham, Lancaster, LA2 7LE

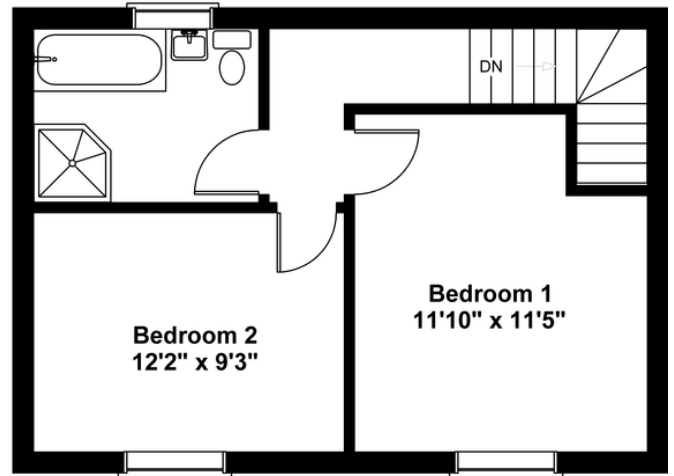
Energy Efficiency Rating Current 60 Environmental Impact Rating Current 65

4 Oak Cottages , Mount Pleasant

4 Oak Cottages, Bentham



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk

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