



28b Station Road

Bentham, LA2 7LF

**Offers In The Region Of
£179,950**



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DESCRIPTION

28b Station Road is a superb two double bedroomed apartment in fantastic condition throughout. Located on Station Road and within easy walk of shops, cafes, medical facilities, and train station.

The accommodation briefly consists of entrance hall leading to a large open plan kitchen and sitting room. The kitchen is fully fitted with a range of integrated appliances and benefits from a centre island and breakfast bar. There are two spacious double bedrooms, the main bedroom benefitting from a dual aspect creating a light and airy room and a 3 piece shower room.

28b Station Road has mains gas central heating and is fully double glazed ensuring a very energy efficient property.

Externally there are two patio areas, one of which is enclosed and accessed through the detached dry store room, which offers an abundance of additional storage or could be developed further with planning permission.

With excellent road & rail links and within easy reach of The Yorkshire Dales & Lake District National Parks along with Bowland Forest, an area of outstanding beauty, it is an ideal property for anyone who enjoys the great outdoors.

987 years remain on the 999 year lease. Each of 3 apartment owners are also freeholders,

there are no ground rent, or maintenance charges. Each property is responsible for its own buildings insurance.

HALLWAY

Spacious hallway leading to all accommodation. Fitted carpet, radiator, external UPVC door.

KITCHEN / SITTING ROOM

22'0" x 13'5" (22'1" x 13'6") (6.71 x 4.09 (6.73 x 4.11))

Kitchen features vinyl floor covering, a range of wall and base units, a tiled backsplash with integrated dishwasher, fridge & freezer, microwave, double oven, gas hob with extractor hood, space for washing machine, 1.5 stainless steel drainer sink, kitchen island with breakfast bar, radiator, 2 double glazed windows.

SHOWER ROOM

8'5" x 6'1" (2.57 x 1.85)

3 piece shower room suit featuring vinyl flooring, WC, wash basin, large walk in shower cubicle, heated towel rail, extractor fan and an opaque double glazed window.

BEDROOM 1

16'11" x 9'9" (17'0" x 9'10") (5.16 x 2.97 (5.18 x 2.99))

Spacious dual aspect double bedroom. Fitted carpet, radiator, 2 double glazed windows.

BEDROOM 2

12'0" x 11'2" (3.66 x 3.40 (3.67 x 3.42))

Spacious double bedroom. Fitted carpet, radiator, double glazed window.

OUTSIDE SPACE

Flagged patio area. Large dry store with access to second enclosed flagged patio area.

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

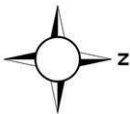
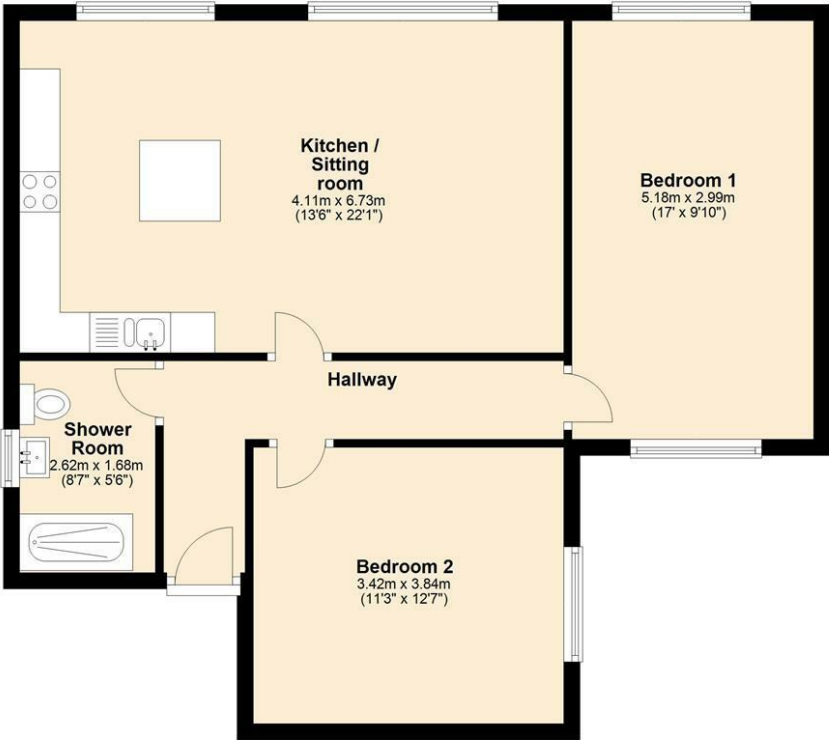


Terrain Map



Floor Plan

Floor Plan
Approx. 68.5 sq. metres (737.5 sq. feet)



Total area: approx. 68.5 sq. metres (737.5 sq. feet)
28b Station Road, Benthams

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

