



8 Highfield Terrace

Low Bentham, LA2 7EP

Guide Price £99,950



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Priced for a quick sale, this exciting renovation opportunity provides spacious accommodation over 3 floors with great scope to create a 3 or 4 bed home in the popular village of Low Bentham.

The ground floor accommodation currently comprises: store with external access; kitchen, pantry, inner hall and living room. There are 2 bedrooms on the first floor, landing and bathroom. Stairs then rise to a second floor landing, providing access to 2 attic bedrooms with potential for dormer conversion, subject to the necessary planning consents.

A shared access way runs to front and rear of the property, serving the properties in the terrace. To the rear, there is a small raised patio garden. To the front aspect, an external door provides access to a useful cellar under the living room. The front garden is generous and currently laid to lawn.

Requiring full modernisation, 8 Highfield Terrace retains some period features and enjoys stunning views across the village and out to the Bowland fells.

PROPERTY INFORMATION

Freehold property. Council Tax Band B.

LOCATION

On the western edge of North Yorkshire, Low Bentham is well-located for Lancaster, Settle and Kirkby Lonsdale. Kendal and Skipton can also be easily reached via the A65. The nearby market town of High Bentham provides a great range of shops, bars and pubs; along with a modern primary school, bank, Post Office, GP Surgery and train station on the Leeds/Lancaster line.

Within the catchment area for excellent secondary education at both Settle College and Kirkby Lonsdale, the property has great potential as a family home.

GROUND FLOOR

KITCHEN

11'4" x 11'6" max (3.45 x 3.51 max)

Timber external door to rear aspect. Single glazed timber sash to rear aspect. Sink and drainer unit. Fitted shelves. Open fire with tiled surround. Lino flooring. Access to pantry and inner hall.

PANTRY

Fitted shelves. Light. Lino flooring.

INNER HALL

Stairs rising to half-landing. Access to living room.

LIVING ROOM

11'11" x 14'6" (12'0" x 14'7") (3.63 x 4.42 (3.65 x 4.44))

Timber external door to the front aspect. Timber framed double glazed window to the front aspect. Electric fire. Feature alcove. Carpet.

FIRST FLOOR

LANDING

Single glazed timber sash to rear aspect. Carpet. Access to both bedrooms and bathroom. Access to enclosed stairs rising to second floor.

BEDROOM ONE

10'4" x 14'6" (10'5" x 14'7") (3.15 x 4.42 (3.17 x 4.44))

Double bedroom with timber framed double glazed window to the front aspect. Fitted wardrobes to each side of chimney breast. Carpet.

BEDROOM TWO

7'6" x 8'11" (7'7" x 9'0") (2.29 x 2.72 (2.31 x 2.74))

Single bedroom with single glazed sash to rear aspect. Carpet.

BATHROOM

5'2" x 8'11" (5'3" x 9'0") (1.57 x 2.72 (1.60 x 2.74))

High-level frosted internal window to bedroom 2. Bath, wash hand basin and WC. Airing cupboard housing hot water cylinder. Extractor fan.

SECOND FLOOR

LANDING.

Exposed beams. Carpet. Access to both attic rooms.

ATTIC ROOM ONE

10'8" x 14'6" (3.25 x 4.42 (3.26 x 4.44))

Double glazed Velux to front aspect and stunning views. Exposed beams. Carpet. Dimplex electric heater.

ATTIC ROOM TWO

12'9" x 9'0" (3.89 x 2.74 (3.91 x 2.75))

Double glazed Velux to rear aspect. Exposed beams. Exposed floorboards.

OUTSIDE

Generous front garden, currently laid to lawn with wall & fencing to 2 sides - open to adjacent garden. Access way serving properties to terrace. Stone steps to front door. Timber door to cellar under living room.

To the rear, the access way serves all properties in the terrace. External access to store. Small raised patio garden.

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



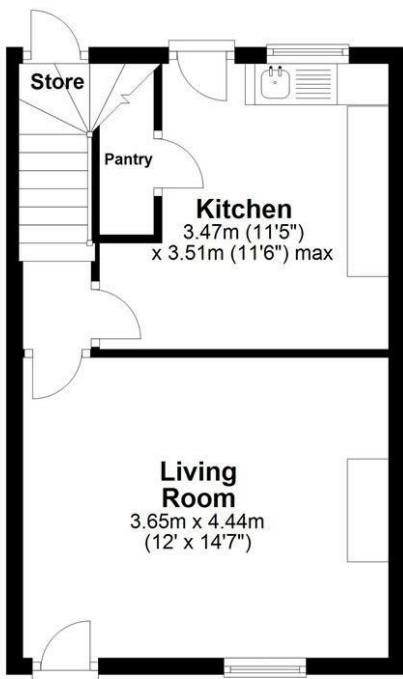
Terrain Map



Floor Plan

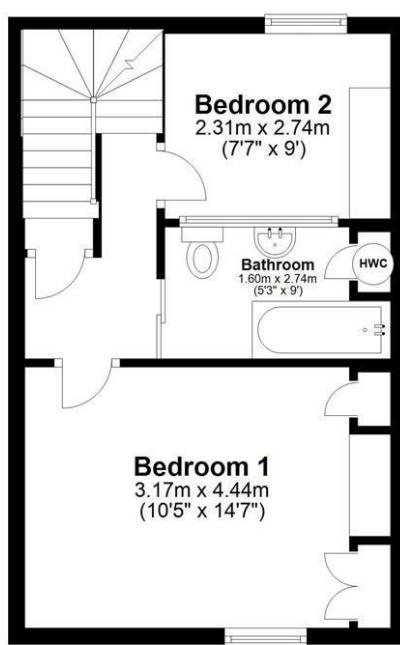
Ground Floor

Approx. 32.1 sq. metres (345.1 sq. feet)



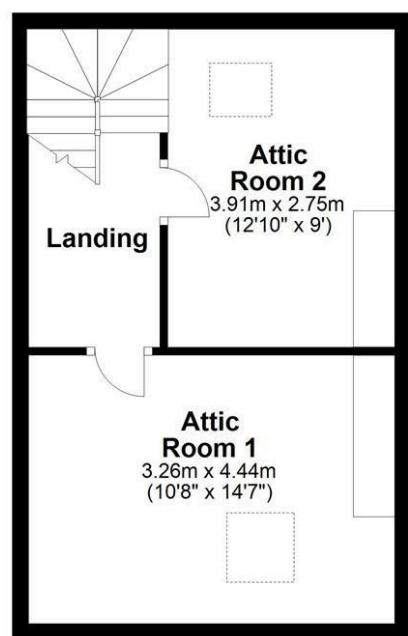
First Floor

Approx. 32.7 sq. metres (352.2 sq. feet)



Second Floor

Approx. 32.2 sq. metres (346.5 sq. feet)



Total area: approx. 97.0 sq. metres (1043.8 sq. feet)

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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

