



9a Stonegate Cottages

Burton Road, Low Bentham, LA2 7DY

Offers In The Region Of £85,000



1 bed cottage in need of modernisation, located in the heart of the popular village of Low Bentham. Ideal for holiday or residential let. Available with no chain, viewing is essential in order to appreciate the potential. Low Bentham is a perfect holiday base for day trips to the Yorkshire Dales, Forest of Bowland, Lake District and coast at Morecambe Bay.



9a Stonegate Cottages

A bijou 1 bed cottage in the popular village of Low Bentham with great potential as a holiday home or let. Now in need of updating, the property is priced accordingly and viewing is recommended in order to appreciate the opportunity. Available with no onward chain.

The ground floor accommodation comprises kitchen and living areas with built-in storage. Stairs rise from the kitchen to a double bedroom, with access to the bathroom.

Outside, the title includes a small bin storage area adjacent to the front door.

9a Stonegate Cottages is on mains water, drainage and electricity. Council Tax Band A.

Low Bentham

Low Bentham is a charming village and a great base for holidays, with a huge range of opportunities for days out exploring the Yorkshire Dales, Forest of Bowland, Lake District and coast at Morecambe Bay. The village has two popular pubs and the market town of High Bentham is just over a mile away, providing a good range of amenities, including: grocery stores, Post Office, Barclays Bank, butchers, ironmongers, pubs and takeaway establishments. The town has a GP Surgery, pharmacy, highly regarded primary school and train station on the Leeds/Lancaster line.

The nearby market towns of Settle and Kirkby Lonsdale provide excellent secondary education at Settle College and QES, respectively. The A65 enables easy access to Kendal and Skipton. Lancaster and the M6 are around 25 minutes by car.

Ground Floor

Kitchen/Living Area 9'2" x 16'6" (2.80m x 5.04m)

Part glazed timber stable door and timber framed double glazed window to the side aspect, with timber single glazed bay to the front. Living area with built-in seating and storage. Electric fire. Carpet. Electric heater. Range of fitted units to kitchen area with sink and drainer, induction hob, space for a fridge and microwave. Built-in cupboard housing washer/dryer. Tiled flooring. Under stair storage cupboard. Carpeted stairs rising to first floor, with corner cupboard.

First Floor

Bedroom 9'6" x 9'10" (2.90m x 3.00m)

Bedroom with timber single glazed window to the front aspect and timber double glazed window to the side aspect. Built-in storage cupboard. Loft inspection hatch. Carpet. Electric heater. Access to bathroom.

Bathroom

Timber double glazed window to the side aspect and skylight. Suite comprising bath with shower over, wash hand basin and WC. Extractor. Built-in cabinet. Gas water heater. Electric heater. Vinyl flooring.

Outside

Covered bin storage area to LHS of entrance door.

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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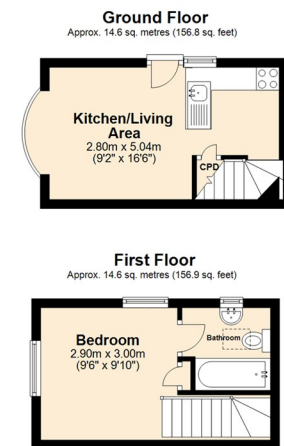
FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Area Map



Floor Plans



Total area: approx. 29.1 sq. metres (313.8 sq. feet)
9a Stonegate Cottages, Low Bentham

Energy Efficiency Graph

