



## 2 The Terrace, LA2 7EH Offers In The Region Of £230,000

Charming mid-terrace home brimming with character, featuring exposed beams and original flooring throughout. Arranged over three floors, the property offers a sitting room with a wood-burning stove, a spacious kitchen, three bedrooms, a dressing room and a family bathroom. Externally, the property benefits from low-maintenance front and rear yards, with the rear yard also offering potential for parking.

Ideal for young or growing families, the home presents an excellent opportunity for modernisation while retaining its period appeal.

## Property Description

Mid-terrace 3-bedroom home with character features, spread over three floors. Retaining many original features, including exposed beams and original flooring, this property is now ready for some modern touches to make it your own.

Upon entering, you are welcomed into a charming sitting room with a wood-burning stove, which opens seamlessly into a spacious kitchen, creating a warm and inviting living space.

The first floor comprises a double bedroom and a dressing room, alongside a family bathroom, while the second floor features two generous double bedrooms.

Outside, the property offers a small front yard along with off-street parking for one car to the rear, perfect for outdoor space in a low-maintenance format. Ideal for young or growing families looking for a home with character and potential.

## Property Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

Services: All mains

Broadband: Speeds available up to 1000mbps

## Low Bentham Location

Low Bentham is a charming village situated on the western edge of North Yorkshire, close to the borders of Lancashire and Cumbria. The spectacular Yorkshire Dales National Park lies nearby, along with the Forest of Bowland—an Area of Outstanding Natural Beauty. Both the Lake District and Morecambe Bay are also within easy reach, offering excellent options for day trips and outdoor activities.

The village itself has a welcoming pub and is just over a mile from the wider amenities of High Bentham, which include shops, pubs, takeaways, post office, primary school, and medical surgery. High Bentham also benefits from a train station on the Leeds to Lancaster line, providing convenient rail connections.

For families, there are excellent secondary school options at Settle College and Queen Elizabeth School in Kirkby Lonsdale.

## Ground Floor

### Sitting Room



Fitted carpet, radiator, stone fireplace with slate hearth, shelved alcove, staircase to first floor with understairs cupboard, exposed beams, double glazed window to rear aspect.

### Kitchen/Diner



Stone flagged flooring, radiator, range of wall and base units, ceramic sink, extractor hood, space for cooker, integrated cupboard, washing machine and dishwasher, coat hooks, exposed beams, double glazed window and stable door to front aspect.

## First Floor

### Landing

Timber floorboards, access to bedroom 1 and 4.

## Bedroom One



Double room with timber flooring, radiator, double glazed window to rear aspect.

## Dressing Room



Single room with timber floorboards, radiator, pulley clothes airer, internal window.

## Bathroom



Painted timber floorboards, 1 radiators, wash basin, toilet, bath with waterfall shower over, fitted cupboard housing boiler, exposed beams, internal window, 2 double glazed windows to front aspect.

## Second Floor

## Bedroom Two



Double attic room with timber floorboards, radiator, fitted shelves, eaves storage, exposed beams, two Velux windows.

## Bedroom Three



Double attic room with timber floorboards, radiator, eaves storage, exposed beams, Velux window.

## External

### Front

Flagged yard with stone wall, access to properties on The Terrace.

### Rear Yard/Parking

Gravelled area with space for one car.

### 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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £25.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:  
<https://shorturl.at/zAqJj>

#### 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

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Lakes Mortgages of £250.00 + VAT for all successful introductions.

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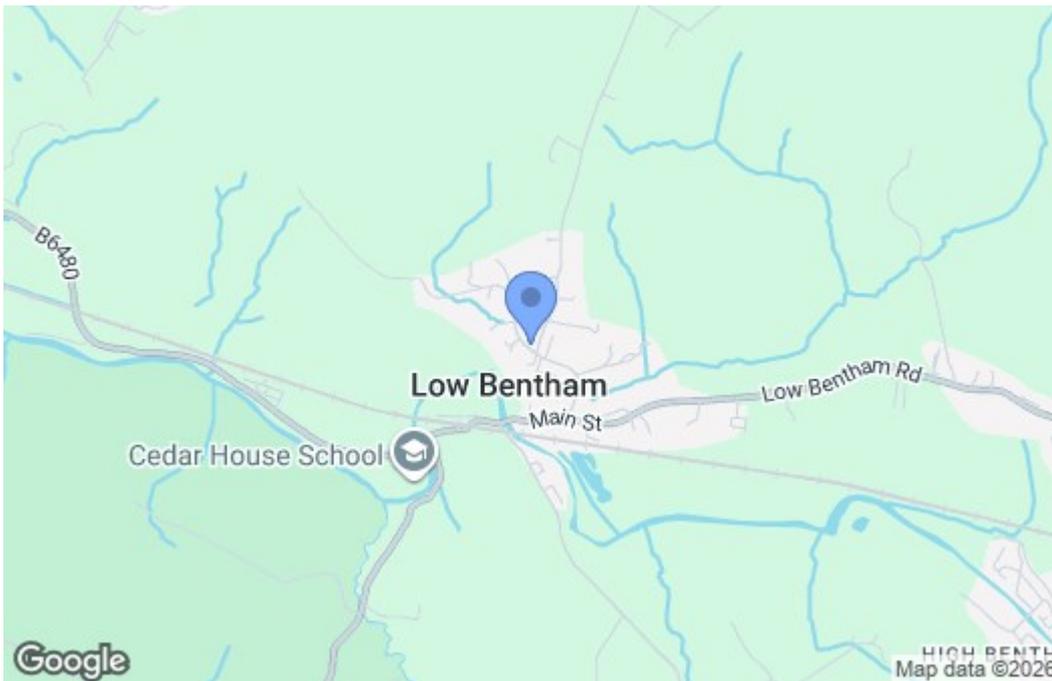
#### FLOOR PLANS

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

# Floor Plan



## Area Map



## Energy Efficiency Graph

