



### **3 Duke Street, LA2 7HT**

### **Offers In The Region Of £110,500**

Stylish, well presented 2 bed end terrace house tucked away in High Bentham close to local amenities.

The property consists of a large sitting room, kitchen, downstairs cloakroom, 2 good sized double rooms - one with an ensuite and a main bathroom.

Externally, the property benefits from a good sized low maintenance rear garden and parking for 2 cars to the front.

This property is a great opportunity for first time buyers and couples.



## Property Description

Welcome to 3 Duke Street, a stunning two-bedroom end-terrace property situated in a sought-after, community-focused town of High Bentham.

The property opens with a welcoming entrance hall that leads into a stylish, modern kitchen, a convenient downstairs cloakroom, and a spacious sitting room. The sitting room features double patio doors, flooding the space with natural light and offering seamless access to the rear garden, creating a bright and airy atmosphere.

Upstairs, the landing connects to a generously sized main double bedroom, complete with its own ensuite shower room. There is also a second well-proportioned double bedroom and a beautifully appointed family bathroom.

Outside, the property boasts a good sized, enclosed rear garden with a patio area, perfect for entertaining or unwinding, along with two designated parking spaces.

## High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

## Property Information

Leasehold - 50% shared ownership, staircasing up to 80%

Rent - £220 pcm

Council Tax B

EPC Rating A

All mains services

## Ground Floor

## Entrance Hall



Wood laminate flooring, radiator, cupboard, door to front aspect.

## Kitchen



Wood laminate flooring, radiator, oven, hob with extractor hood over, single drainer sink, space for fridge freezer, plumbing for washing machine, boiler, double glazed window.

## Sitting Room



Fitted carpet, radiator, staircase providing access to first floor, double glazed patio doors to rear yard.

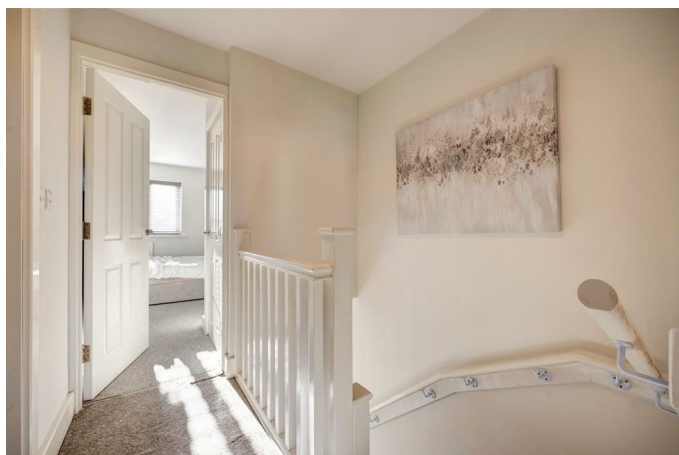
## Cloakroom



Wood laminate flooring, heated towel rail, wash basin, toilet, double glazed window with textured glass.

## First Floor

### Landing



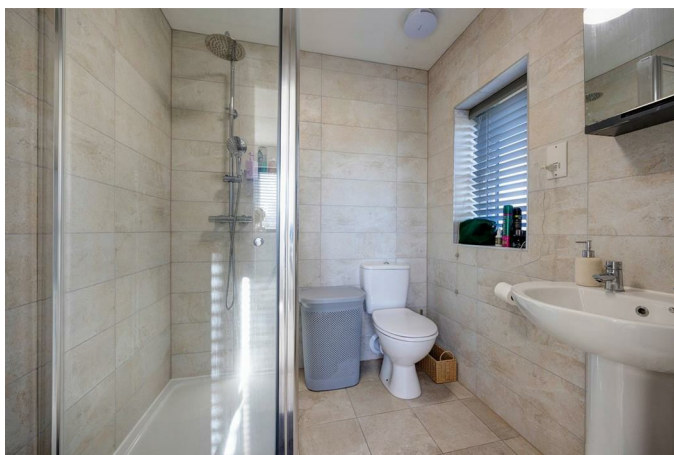
Fitted carpet, access to bedrooms and bathroom.

## Bedroom One



Double room with fitted carpet, radiator, fitted cupboard, double glazed window to front aspect.

## Ensuite Shower Room



Tiled flooring, heated towel rail, wash basin, vanity cupboard, toilet, shower cubicle with waterfall shower, double glazed window with textured glass.

## Bedroom Two



Double room with fitted carpet, radiator, 2 x double glazed windows to rear, loft access.



## Bathroom



Tiled flooring, heated towel rail, wash basin, toilet, bath with shower over, double glazed window with textured glass.

## External

### Rear



Enclosed low maintenance garden, patio with space for table and chairs.

## Parking

Parking space for 2 cars to front aspect.

## 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, an Onboarding Fee of £25.00 (inc. VAT) 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

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.

## INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Naphthens Solicitors of £100.00 + VAT for all successful introductions.

## 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.

Floor Plan



Area Map



Energy Efficiency Graph

