



Duck Cottage, 2 Rose Cottages, Mill Lane, LA2 7DA
Offers Over £158,000

A charming 3 storey mid-terrace property in desirable village location and enjoying views over the River Wenning. Offering open plan sitting room and kitchen, family bathroom and two double bedrooms, one with en-suite.

Ideal lock up and leave or first time buy.

Property Description

Duck Cottage is a delightful three-story mid-terrace home with river views. The ground floor features a cosy open-plan sitting room and kitchen area. On the first floor, you'll find a double or twin bedroom and family bathroom, with an attic room on the second floor that includes feature vaulted ceiling and a useful en-suite shower. The front of the property offers a low-maintenance space, creating a perfect area to sit out.

Property Information

Freehold

Council Tax Band: A

EPC Rating: E

Mains Water & Electricity.

Low Bentham Location

Low Bentham is located on the western edge of North Yorkshire, close to Lancashire and Cumbria. The stunning Yorkshire Dales National Park is close by, along with the Forest of Bowland - an area of Outstanding Natural Beauty. Both the Lake District and Morecambe Bay can also be easily reached for great day trips. The village has a pub and is just over a mile from a good range of facilities in High Bentham including, shops, pubs, takeaways, bank, post office, primary school and surgery. The town has a train station on the Leeds/Lancaster line. Excellent secondary school options are available at Settle College and QES, Kirkby Lonsdale.

Ground Floor

Sitting Room



Quarry tiles, night storage heater, multi-fuel stove recessed in fireplace, double glazed window to front aspect, cupboards, staircase to first floor.

Kitchen



Quarry tiles, base units, oven, hob with extractor hood, plumbing for dishwasher, double glazed window to river view.

First Floor

Bedroom One



Fitted carpet, night storage heater, double glazed window to front aspect.

Bathroom



Tile effect floor, night storage heater, toilet,

wash basin, bath with shower over, double glazed window to rear aspect.

Second Floor

Attic Room



Fitted carpet, night storage heater, double glazed Velux window to front aspect.

En-suite Shower Room



Tiled floor, night storage heater, toilet, wash basin, shower, double glazed Velux window.

Parking

Parking permit available, limited to one space.

External



Enclosed front yard with fence and gate, gravelled area and bin store.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the

preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you

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 Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

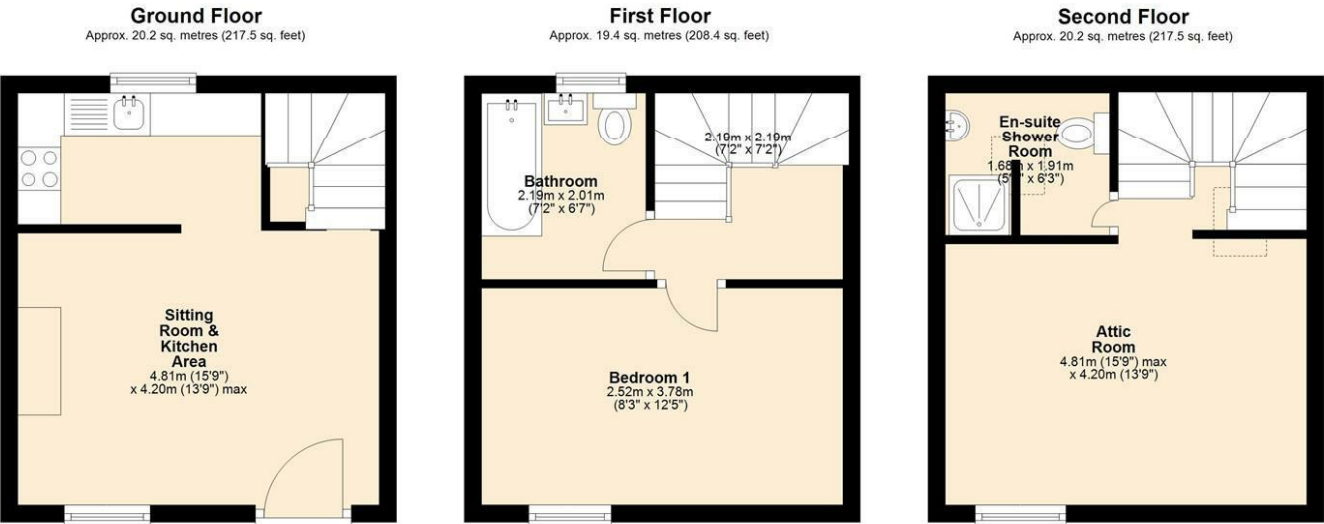
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FLOOR PLANS

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

Floor Plan



Total area: approx. 59.8 sq. metres (643.3 sq. feet)

Area Map



Energy Efficiency Graph

