



2 Ellergill Cottages Burton Road, Lower Bentham, LA2 7DZ Offers In The Region Of £165,000

A charming stone built double front property in desirable village location.

Accommodation consisting of two reception rooms and kitchen on the ground floor with two bedrooms and a bathroom on the first floor.

Externally there is a generous garden to the rear.

An ideal restoration project!

Property Description

Located in the village of Lower Bentham, 2 Ellergill Cottages is a quaint two bedroom mid-terrace double fronted stone built house with a charming stone entrance, packed with original features.

The layout comprises of a good sized sitting room, dining area, and kitchen. Stairs from the sitting room leading up to the first floor which consists of two good sized bedrooms, one double and one twin room with a bathroom.

Externally to the rear, is a useful attached stone built outbuilding and raised garden with established plants, and an area to the front.

The property has reached the stage where it would benefit from a full refurbishment and represents a super opportunity to create a charming main or second home in quiet location.

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.

Property Information

Freehold

Council Tax Band: B

EPC Rating: F

All Mains Supply

Ground Floor

Sitting Room 14'10" x 12'4" (4.54m x 3.77m)



Fitted carpet, radiator, open fireplace, exposed beams, staircase to the first floor, timber framed single glazed window to front aspect, timber framed and glazed doors to both front and rear aspects.

Dining Room 5'9" x 8'7" (1.76m x 2.62m)



Fitted carpet, radiator, exposed beams, timber framed single glazed window,

Kitchen 8'9" x 8'7" (2.68m x 2.62m)



Tiled flooring, range of fitted wall and base units, space for undercounter fridge and washing machine, cooker point, single stainless steel drainer sink, exposed beams, double glazed window to rear aspect, extractor fan.

First Floor

Landing 4'11" x 5'7" (1.52m x 1.72m)



Fitted carpet, timber framed single glazed window to rear aspect, loft access, staircase to ground floor.

Bedroom One 6'6" x 12'4" (2.00m x 3.77m)



Double bedroom with fitted carpet, two radiators, two timber framed double glazed windows to front aspect.

Bedroom Two 14'10" x 8'7" (4.54m x 2.62m)



Twin room with fitted carpet, radiator, timber framed double glazed window to front aspect, timber framed single glazed window to rear aspect.

Bathroom 7'5" x 6'4" (2.27m x 1.95m)



Vinyl tiles, wash basin, bath, toilet, airing cupboard housing both cold water tank and immersion heater, timber framed single glazed window with textured glass to rear aspect.

Store

Useful dry store.

Garden



Generous rear garden with steps leading to raised area of lawn, and established plants.

Parking

Space for off-street parking at front of property.

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.

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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. 58.9 sq. metres (634.3 sq. feet)
2 Ellergill Cottages, Low Bentham

Area Map



Energy Efficiency Graph

