



**Duck Cottage, 2 Rose Cottages, Mill Lane, LA2 7DA  
Offers In The Region Of £140,000**

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.

### 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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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

#### FLOOR PLANS

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

# Floor Plan

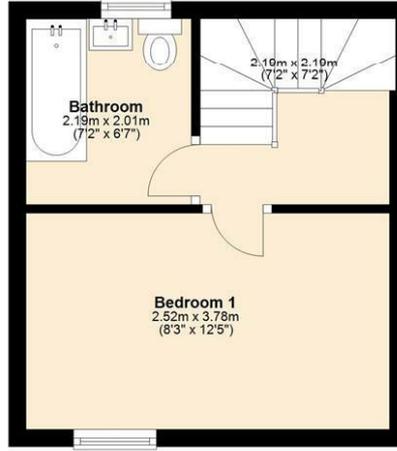
## Ground Floor

Approx. 20.2 sq. metres (217.5 sq. feet)



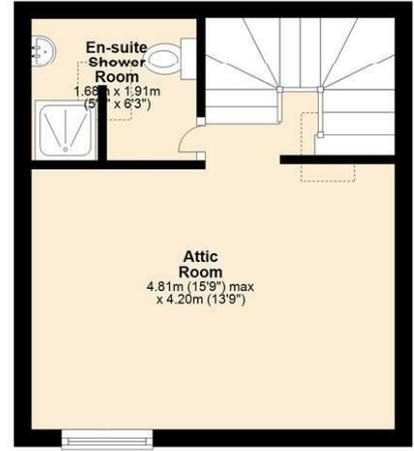
## First Floor

Approx. 19.4 sq. metres (208.4 sq. feet)



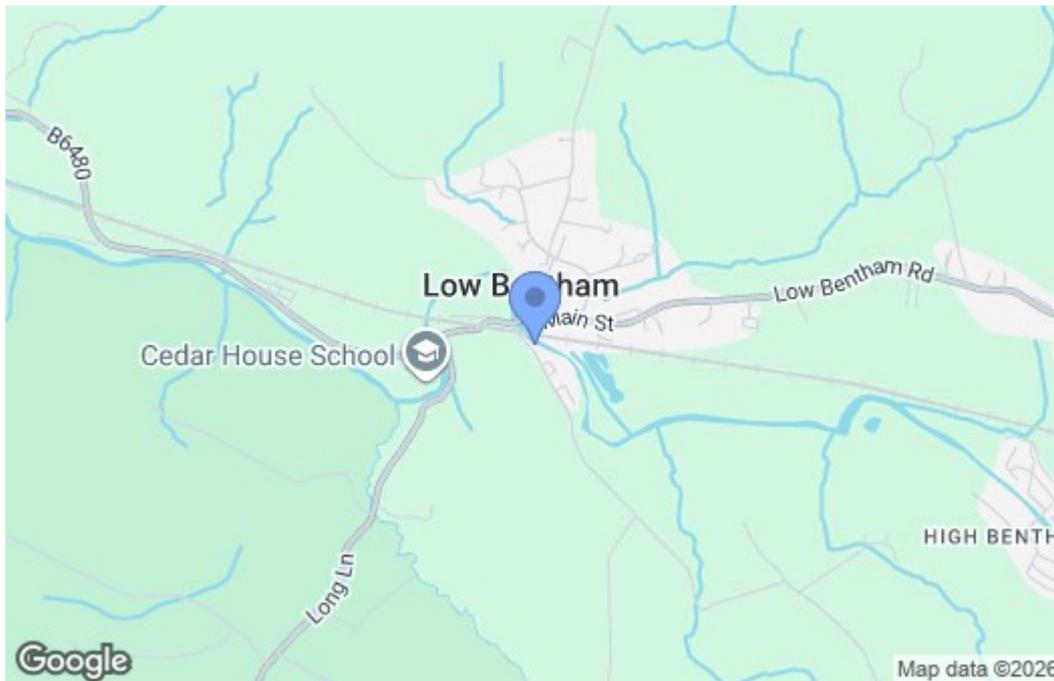
## Second Floor

Approx. 20.2 sq. metres (217.5 sq. feet)



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

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 90        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | 44                      |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

