



4a Police Yard, Bentham, LA2 7HH
Price Guide £241,500

This well-presented three bedroom family home features a large open-plan sitting room/diner, a modern fitted kitchen, family bathroom, downstairs shower room. Additional benefits include a cellar and parking space for two cars.

The property offers lovely views and a private lawned garden with decking and flower beds. Viewing is highly recommended. Available with no forward chain.

Property Description

Marriott Cottage is a deceptively spacious and well presented family home, blending modern comfort with traditional charm. Ideally situated in the thriving town centre of High Bentham, this delightful property offers generous living space and stunning countryside views.

The ground floor features an inviting entrance porch leading into a large open-plan lounge and dining area, complete with a multi-fuel stove and access to a convenient shower room and the cellar. A modern fitted kitchen boasts double doors opening onto the rear garden. On the first floor are two double bedrooms and a family bathroom. Stairs lead up from the large landing to the second floor with a double bedroom with views across open countryside.

Externally to the front is a gravelled parking area for two cars. To the rear is a well maintained garden with established beds, a 26 square foot decked patio area, a lawn, and a raised terrace area with a wooden shed.

Viewing is highly recommended to fully appreciate the space, character, and convenient location.

Property Information

Freehold

Council Tax Band B

EPC Rating C

Please note: There is a flying freehold over the ground floor shower room and under the first floor bathroom.

Broadband connection

Ground Floor

Entrance Porch 9'10" x 9'10" (3.00 x 3.00)

Built by a local craftsmen with in keeping local stone. Coir matting, 2 x double glazed windows, internal double glazed door to sitting room, hardwood door with textured glass panel to front.

Sitting Room 11'11" x 14'5" (3.63 x 4.39)



Generous sized open plan sitting room/diner with solid Oak flooring, radiator, built in wood burning stove, carpeted staircase to first floor, door providing access to cellar, wooden lintels, 2 x double glazed windows to front.

Dining Room 7'5" x 15'4" (2.26 x 4.67)



Good size family dining area with solid wood flooring, radiator, panelling, access to downstairs shower room.

Kitchen 6'1" x 15'3" (1.85 x 4.65)



Modern fitted kitchen with porcelain tiles, range of wall and base units, single drainer sink, built in double oven, electric hob with extractor hood over, plumbing for dishwasher and washing machine, space for fridge/freezer, double glazed window and patio doors to garden.

Shower Room 7'1" x 7'6" (2.16 x 2.29)



Tiled flooring, heated towel rail, wash basin, toilet, shower cubicle, extractor fan, double glazed window to rear.

Lower Ground Floor

Cellar

Good sized storage space with concrete floor, fitted shelving.

First Floor

Landing



Fitted carpet, radiator, boiler, door to second floor attic room.

Bedroom One 12'3" x 11'10" (3.73 x 3.61)



Large double bedroom with fitted carpet, radiator, large built in wardrobes, exposed beam, 2 x double glazed windows to front.

Bedroom Two 15'7" x 8'4" (4.75 x 2.54)



Double bedroom with fitted carpet, radiator,

exposed beam, double glazed window to rear with lovely views across open countryside.

Bathroom 9'3" x 9'2" (2.82 x 2.79)



Tiled flooring, heated towel rail, wash basin with vanity unit underneath, wall mounted vanity unit, roll top bath. exposed beams, double glazed window to rear.

Second Floor

Bedroom Three 17'7" x 16'4" (5.36 x 4.98)



Large master bedroom with limited head height under the eaves, fitted carpet, radiator, under eaves storage, exposed beams and roof trusses, 3 x Velux windows with lovely open aspect views.

External

Front

Gravelled parking area to the front for two cars.

Rear



Enclosed south facing rear yard with gravelled path and steps up to raised decking seating area, established borders, raised established bed at the back, garden shed, log store, water feature, pedestrian access through next door.

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>

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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

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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

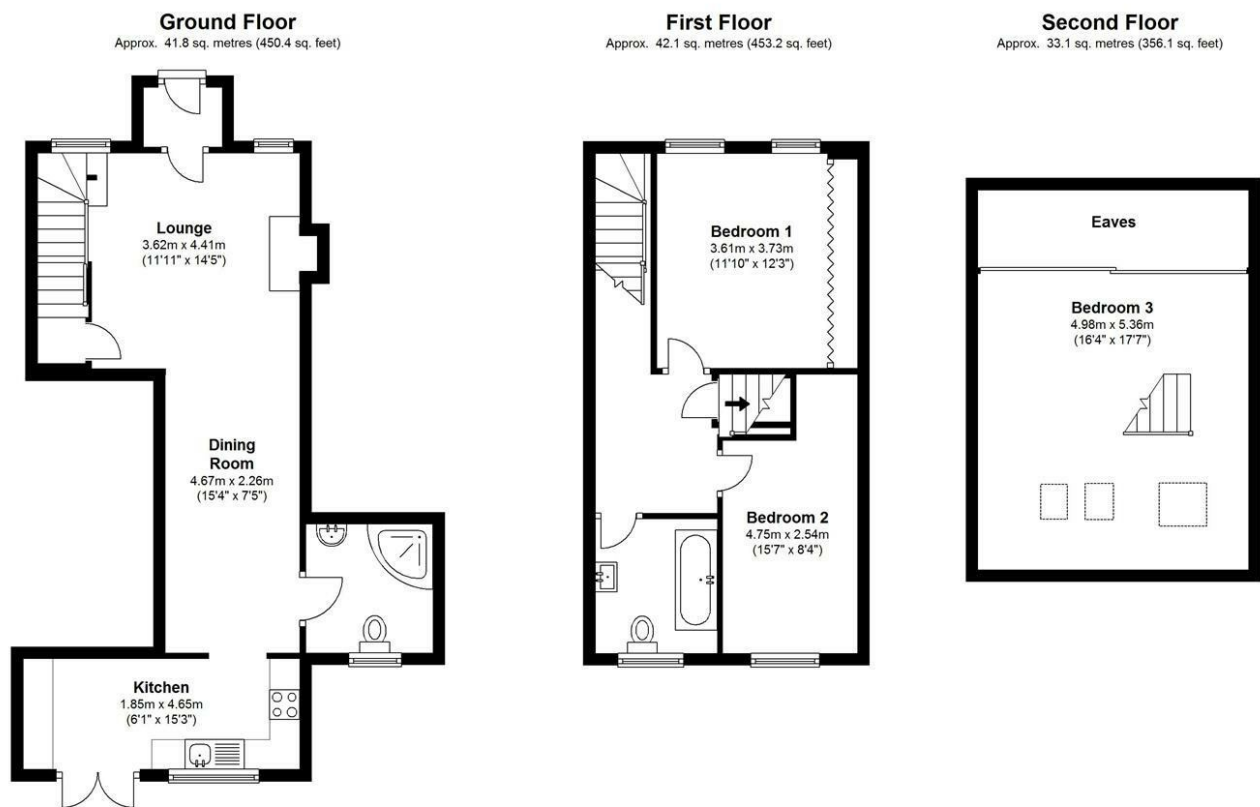
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FLOOR PLANS

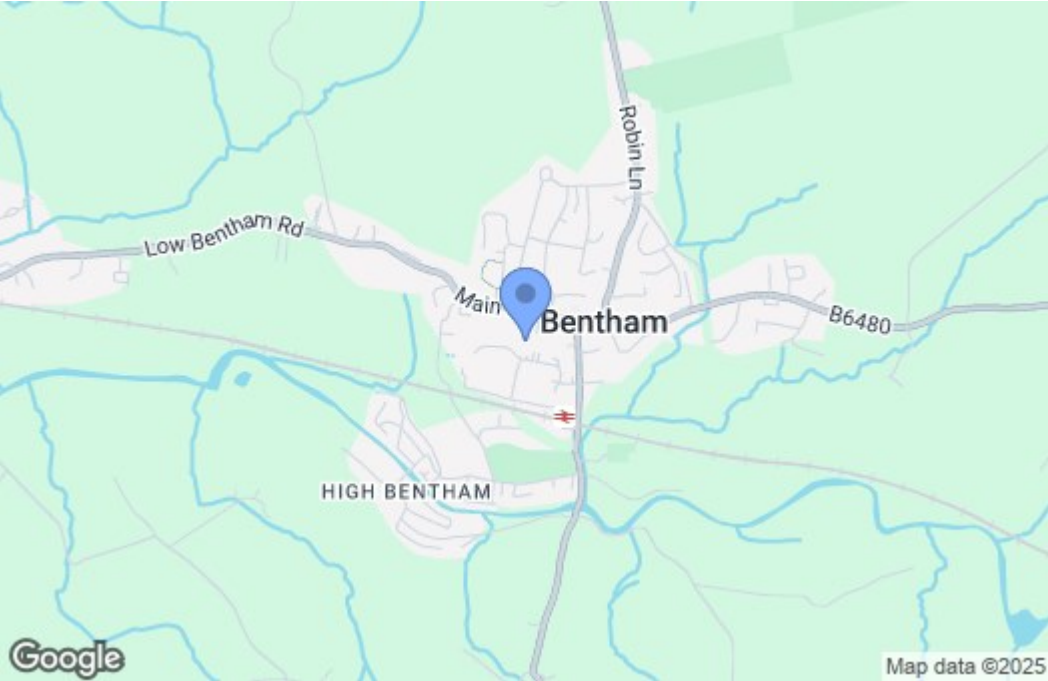
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 117.0 sq. metres (1259.8 sq. feet)
Please note floorplans are not to scale, for display purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

