



1 Ashfield Cottages

Bentham, LA2 7HZ

Guide Price £138,000



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1 Ashfield Cottages is a 2 bedroom character property located in the popular market town of Bentham: a gateway to the stunning Yorkshire Dales & Lake District National Parks. The property is presented in fair order throughout, as the vendors have undertaken several improvements in recent years, but the cottage is now ready for further upgrade and represents a great opportunity to create a superb home.

1 Ashfield Cottages benefits from a parking space and divorced garden. A perfect home for couples or families, it is equally suitable as a low maintenance "lock up and leave" holiday home.

In brief, the ground floor accommodation comprises: entrance hall, sitting room, kitchen and utility room. On the first floor, a central landing provides access to the 2 bedrooms, and house bathroom.

Outside, 1 Ashfield Cottages has off road parking and a large divorced garden, along with useful stone built dry store.

High Bentham Location

High Bentham is a thriving market town with an excellent range of amenities, these include: shops, bank, Post Office, pubs, bars, GP Surgery and grocery stores. The Co-op is within easy walking distance and has recently been extended and upgraded.

The town has a train station providing connections to Leeds and Lancaster. The A65 can be easily reached and provides access to nearby market towns, including Settle and Kirkby Lonsdale, along with Skipton to the south and Kendal to the north. The M6 at Lancaster can be reached in 25 minutes by car.

High Bentham has its own modern primary school and excellent secondary education is available at Settle College and QES, Kirkby Lonsdale, with school bus services available.

On the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, the town is close to the stunning Yorkshire Dales National Park and within easy reach of the Lake District. The coast at Morecambe Bay, is a 30 minute drive.

Property Information

Freehold property with flying and creeping freehold. Council Tax Band B. All mains services with partial gas central heating system. wood framed double glazing throughout.

Ground Floor

Kitchen

12'2" x 10'11" (3.73 x 3.35)

Spacious fitted kitchen including: Slate tiles, a range of wall and base units in Shaker design with complimentary solid wood worktops, gas range cooker, double Belfast sink, double glazed window to rear aspect, door to rear.

Utility Room

12'1" x 11'5" (3.7 x 3.5)

Large utility room, which could potentially be repurposed. Steps down from kitchen, concrete floor, base unit with stainless steel 1.5 drainer sink, gas boiler, double glazed window to rear aspect.

Sitting Room

14'3" x 9'10" (4.35 x 3)

Solid wood flooring, wood burning stove with stone lintel and hearth, under stairs cupboard, radiator, double glazed window to front aspect.

Hallway

Stone flag floor, door to front, staircase to first floor.

First Floor

Bedroom 1

13'9" x 13'9" (4.2 x 4.2)

Large double bedroom. Floorboards, cupboard, double glazed window to front aspect, exposed beam.

Bedroom 2

11'5" x 8'2" (3.5 x 2.5)

Single bedroom. Radiator, double glazed window to rear aspect.

Bathroom

11'9" x 8'6" (3.6 x 2.6)

Spacious 3 piece bathroom suit. Cork tiles, bath with electric shower over, WC, wash basin, airing cupboard, radiator, textured double glazed window to rear aspect.

Landing

Radiator, staircase to ground floor.

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Outside

Garden

Large divorced garden. Enclosed and private garden with lawn, greenhouse and substantial wooden shed.

Parking

Off road parking at rear of property for 1 car. Concrete base.

Stone Built Store

11'6" x 4'2" (3.51m x 1.29)

Concrete floor, double glazed window pane, Velux window, timber 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, 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

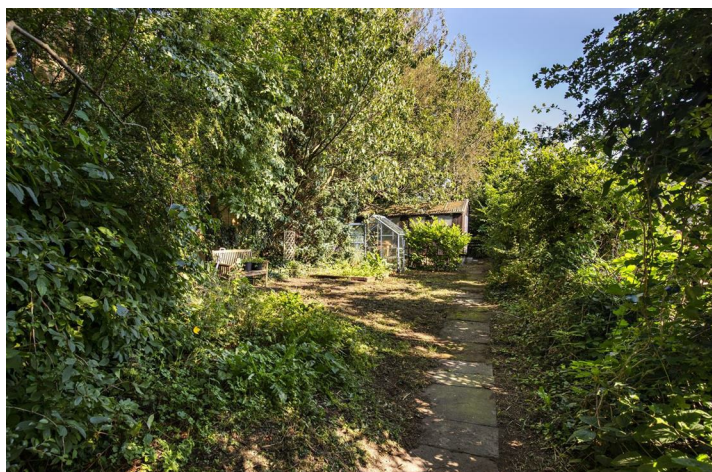
If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

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.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Total area: approx. 96.6 sq. metres (1039.8 sq. feet)

1 Ashfield Cottage, Bentham

Viewing

Please contact us on 015242 62044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

