



1 Police Yard

Bentham, LA2 7HH

Price Guide £135,000



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Ready to go 2 bed holiday or residential let in the heart of the popular North Yorkshire market town of Bentham. Subject to extensive refurbishment, there is nothing left to do. Re-wired and re-plumbed; stylish new kitchen with oak worktops; solid oak doors and a pristine modern shower room. Currently tenanted, the cottage is available from 1st January 2022. Ideal as a an AirBnB type investment, residential let, private holiday home or permanent home.

Fully modernised, charming character features have been retained, making this the perfect bolt hole. On the ground floor there is a good-sized living room and new modern fitted kitchen. Upstairs, the main bedroom is a double with storage and bedroom two is suitable for bunks or a 3/4 size bed, also with storage. The accommodation is completed by a pristine modern shower room.

Outside, a cobbled area to the front provides space for external seating. To the rear there is a useful outhouse and further potential seating area.

1 Police Yard is on mains drainage, water, electricity and has gas central heating. The property is fully double glazed. The refurbishment has been subject to a keen eye for detail with nice touches such as, USB charging points and optimized storage.

The property is ideal for all local amenities. High Bentham has grocery stores, butcher, hardware shop, bank, Post Office and a range of pubs and bars. There is a well-rated and modern Primary School, along with a Pharmacy and Doctors' Surgery. On the edge of the wonderful Forest of Bowland AONB, Bentham is great for access to the nearby Yorkshire Dales and Ingleborough can be seen from many points in the town.

The Lake District can also be easily reached and Lancaster and the M6 are under half an hour away by car. Bentham has a train station, providing

connection to Skipton and Leeds. Nearby towns include Settle and the popular Kirkby Lonsdale - both providing excellent secondary education. The coastal scenery of Morecambe Bay is a 30 minute drive away.

Agent's Note:

Contents are available by separate negotiation, if required.

Ground Floor

Living Room

13'1" x 11'1" (3.99 x 3.38 (4.00 x 3.39))

Good-sized and comfortable living room with UPVC front door and UPVC window to the front aspect. Feature fireplace with hearth. Two feature recesses. Down lights. Cupboard housing gas mains. Central heating controller. Newly flagged floor. Radiator.

Kitchen

13'1" x 6'7" Max (3.99 x 2.01 Max)

Fully fitted modern kitchen with UPVC back door and UPVC window to rear aspect. Newly fitted units with stylish oak worktops. Integral oven, hob and fridge freezer. Stainless steel sink and drainer. Down lights. Newly flagged floor. Radiator. Carpeted stairs to first floor.

First Floor

Landing

Stairs rising from kitchen with consumer unit at lower level. Loft access. Carpet. Solid oak doors to all accommodation.

Bedroom 1

9'10" x 9'10" Max (3.00 x 3.00 Max)

Double bedroom with UPVC double glazed window to the rear aspect. Useful recess for storage or wardrobe. Feature exposed beam. Carpet. Radiator.

Bedroom 2

7'10" x 7'8" (2.39 x 2.34 (2.40 x 2.36))

Second bedroom with UPVC double glazed window to the front aspect. Currently with 3/4 size bed, this room would also be suitable for bunks. Feature

exposed beam. Built-in cupboard housing gas central heating boiler and providing clothes storage space. Carpet. Radiator.

Shower Room

Pristine modern shower room with extractor fan. Large shower cubicle. WC. Wash hand basin. Stylish grey tiling. Down lights. Vinyl flooring. Heated towel rail.

Outside

A cobbled area to the front of the cottage provides an external seating area. To the side, a gate provides a right of access to the rear of the cottages in the row. The cottage has a handy external store and there is also space for seating here.

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.

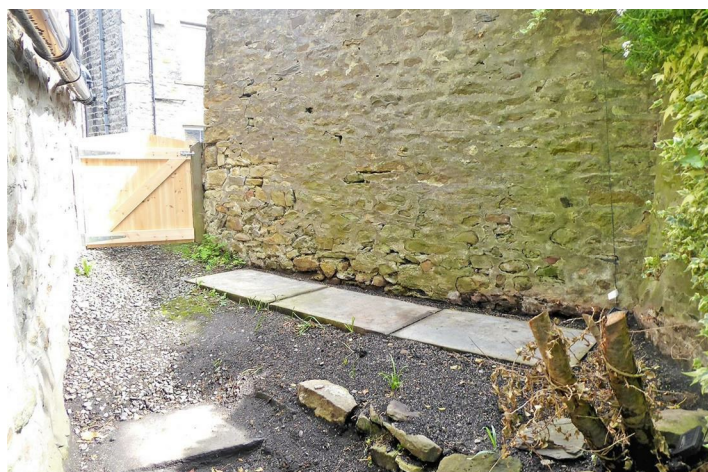
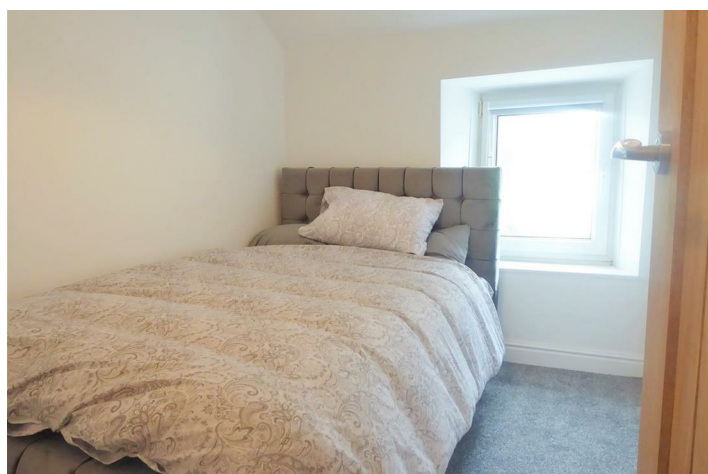
FISHER HOPPER

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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



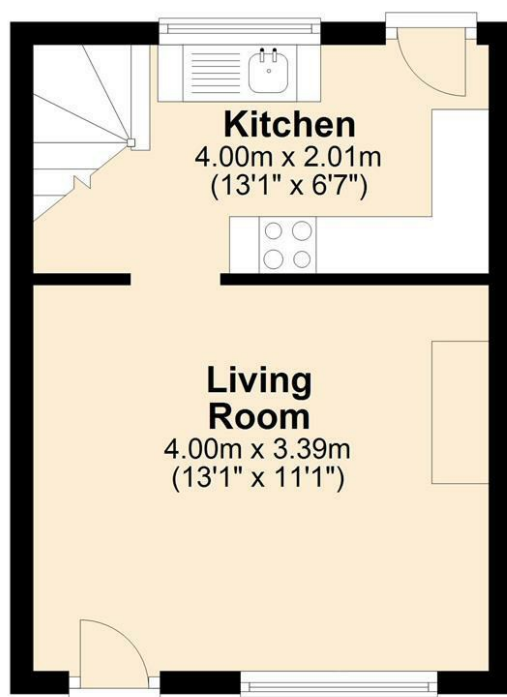
Terrain Map



Floor Plan

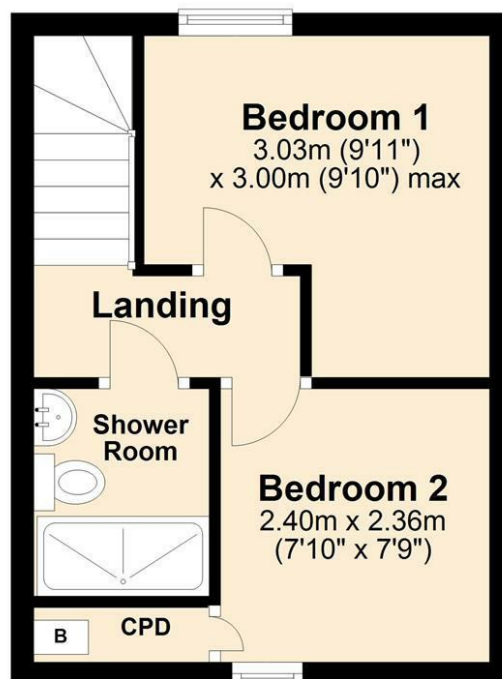
Ground Floor

Approx. 22.0 sq. metres (236.8 sq. feet)



First Floor

Approx. 22.0 sq. metres (236.8 sq. feet)



Total area: approx. 44.0 sq. metres (473.5 sq. feet)

1 Police Yard, 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

