



94 Main Street, LA2 7JA
Offers In The Region Of £230,000

A spacious end-terrace house in the bustling market town of High Bentham. Currently in the final stages of a refurbishment, this property provides a fantastic opportunity to personalise the space and create your dream family home.

The property consists of a kitchen/diner, large sitting room with a log burning stove, 2 bedrooms, 2 further attic rooms, and a family shower room. Externally benefiting from parking for 2 cars and a rear garden.

Property Description

94 Main Street is a spacious end-terrace property with immense potential, ideally situated within walking distance of all the amenities Bentham has to offer. The open-plan kitchen/diner layout and tall ceilings enhance the sense of space, creating a bright and airy atmosphere. Priced to reflect the need for further refurbishment, this home presents a fantastic opportunity to tailor it to your vision and create the perfect family home.

The ground floor accommodation is comprised of an entrance porch that leads into a cosy sitting room with a log burning stove and a modern fitted kitchen/diner. On the first floor, a central landing provides access to the main double bedroom, a single bedroom and modern shower room. Finally, on the second floor, there are 2 good-sized attic rooms, both with access to eaves storage. These attic rooms have potential, subject to the necessary consents, for conversion by utilising the eaves space and potentially adding dormers.

Externally, the property includes a low-maintenance front patio garden and a shared driveway leading to the rear, where you'll find a garage and off-road parking for one car. Steps at the rear provide access to a spacious garden—an ideal private retreat for relaxing, entertaining, or enjoying outdoor activities.

This characterful home offers a unique opportunity to add value and create a space perfectly suited to your needs.

Property Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: E

Services: mains water, drainage, electricity

Heating: Gas central heating

Broadband connection

High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary

options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

Ground Floor

Porch

Tiled flooring, internal UPVC double glazed door providing access to sitting room, hardwood single glazed window with textured glass and hardwood single glazed door to front aspect.

Sitting Room 13'8" x 13'3" (4.17m x 4.05m)



Good-sized living room with fitted carpet, radiator, feature fireplace housing log burning stove, cupboard housing consumer unit, UPVC double glazed window to the front aspect.

Kitchen/Diner 14'11" x 13'0" (9'9" x 4'10") (4.55 x 3.97 (2.98 x 1.49))



Wood laminate flooring, 2 x radiators, range of wall and base units, 1.5 drainer sink, integrated oven with 4 ring hob and extractor hood over, space for dishwasher, and fridge freezer, cupboard housing boiler, staircase providing access to first floor, UPVC double glazed window to the rear aspect.

First Floor

Landing



Fitted carpet, radiator, access to shower room, bedrooms 1 and 2, carpeted stairs rising to second floor, UPVC double glazed window to the side aspect.

Bedroom One 13'7" x 13'3" (4.14 x 4.04 (4.15 x 4.05))



Good sized master double room with fitted carpet, radiator, range of built-in wardrobes, UPVC double glazed window to the front aspect.

Bedroom Two 9'11" x 7'6" (10'0" x 7'7") (3.02 x 2.29 (3.04 x 2.30))



Large single room with fitted carpet, radiator, UPVC double glazed window to the rear aspect.

Shower Room 7'1" x 5'4" (2.16 x 1.63 (2.17 x 1.64))



Modern shower room with tiled flooring, heated towel rail, wash basin with vanity cupboard underneath, toilet, corner shower cubicle, extractor fan. UPVC double glazed

window with textured glass to the rear aspect.

Second Floor

Landing

Small landing area with fitted carpet, period built-in cupboard.

Attic Room One 13'3" x 8'1" (4.04 x 2.46 (4.05 x 2.48))



Good-sized room, fitted carpet, radiator, feature arch recesses. cupboard built into the eaves space, door to eaves. exposed beam, UPVC double glazed window to side aspect.

Attic Room Two 13'3" x 7'2" (4.04 x 2.18 (4.05 x 2.20))



Another good attic room with exposed floorboards, radiator, door to eaves, exposed beam. UPVC double glazed window to the side aspect.

External

Front



Low maintenance walled patio with gated

access from the Main Street, steps up to front porch, shared drive to side of the property providing access to parking.

Rear



Enclosed rear garden, steps up to lawn with path leading to seating area at the back.

Note: Adjacent cottages have a pedestrian right of access across rear.

Parking



Parking space for two cars to rear aspect.

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.

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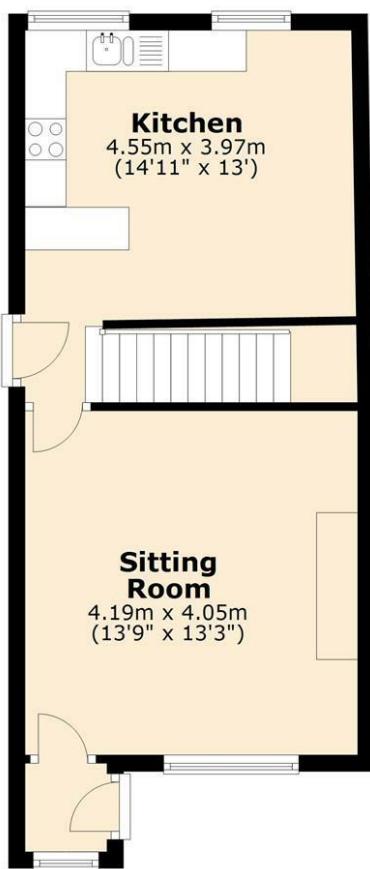
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

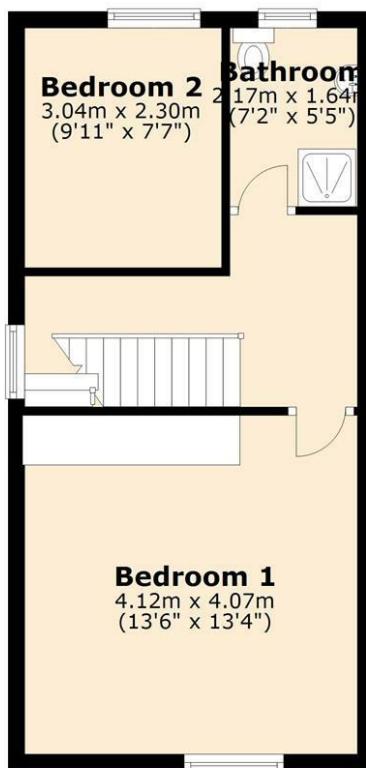
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

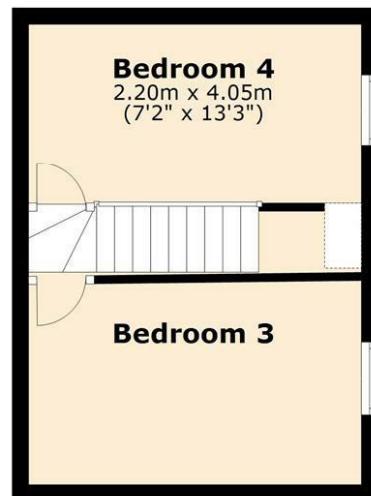
Ground Floor



First Floor

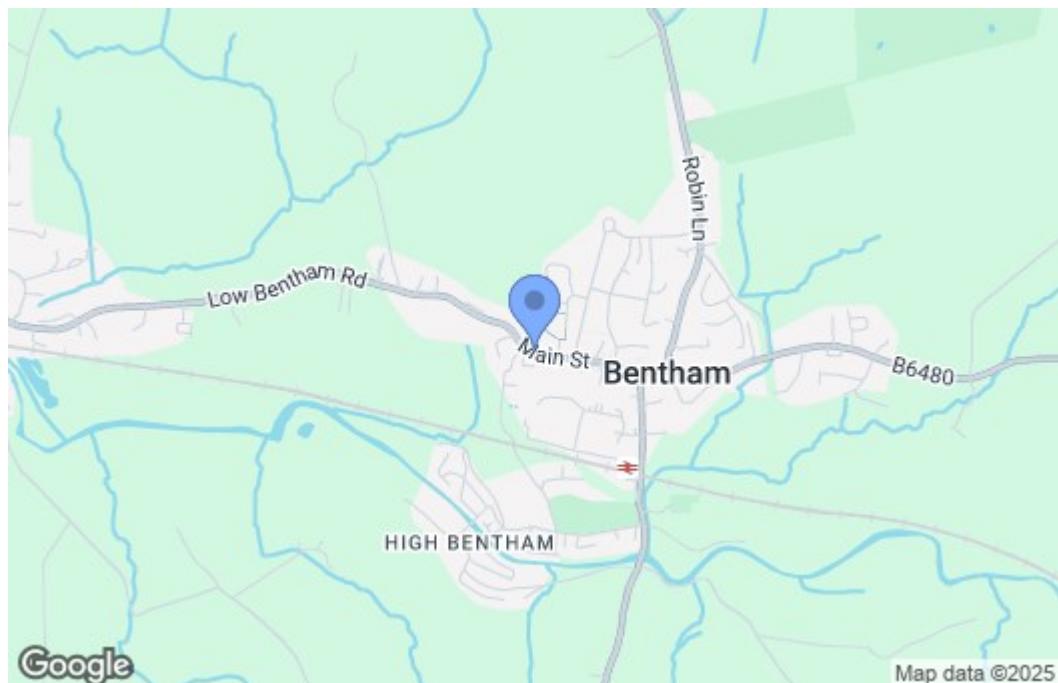


Second Floor



94 Main Street

Area Map



Energy Efficiency Graph

