



## **Dawson Cottage Burton Road, LA2 7EB**

### **Price Guide £270,000**

This immaculate 3 bed detached cottage is an established holiday let and benefits from enclosed patio garden and designated parking space.

Situated in the charming village of Low Bentham, it serves as the perfect base for exploring the picturesque Yorkshire Dales and Lake District National Parks.

Whether you're considering it as a holiday let investment, a second home, or a main residence, this cottage offers an ideal opportunity.

## Dawson Cottage



Dawson Cottage is immaculately presented following a recent refurbishment and has successfully established itself as a popular holiday cottage. This charming property provides generous living space, featuring an entrance hall, an open-plan sitting and dining room, a well-appointed kitchen, and a convenient ground floor cloakroom. On the first floor, there are three spacious double bedrooms, one with an en-suite shower room.

Externally, the cottage offers an enclosed gravelled area, providing a private outdoor space, along with a designated parking space for one vehicle.

Whether you're seeking a turnkey holiday business, a tranquil second home, or a comfortable main residence, Dawson Cottage presents an excellent opportunity for all.

### 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.

### Property Information

Tenure: Freehold. Services: All mains. Small Business Rates with 100% relief. Broadband connection. Contents available for ongoing operation of holiday let business, subject to negotiation.

### Ground Floor

#### Hall 8'2" x 6'3" (2.51 x 1.91 )



Tiled floor, UPVC door to front. Stairs to first floor.

#### Sitting Room 9'6" x 20'6" (2.92 x 6.27 )



Fitted carpet, underfloor heating, UPVC door to side, two double glazed windows to front and side aspects.

## Kitchen 8'7" x 13'3" (2.62 x 4.06 )



Wood effect laminated flooring with underfloor heating, base units with complementary worktop and breakfast bar, NEFF induction hob with brushed steel extractor hood, NEFF single oven, slim line dishwasher, 1.5 sink with drainer with Hansgrohe mixer tap, three double glazed windows to front and side aspects

## Dining Area 9'0" x 7'3" (2.75 x 2.23)



Wood effect laminated flooring with underfloor heating, double glazed window to rear aspect.

## WC



Tiled floor, WC, wash basin.

## First Floor

### Landing 14'11" x 6'3" (4.57 x 1.91 )



Fitted carpet, radiator, double glazed window to front

### Main Bedroom 12'7" x 8'11" (3.84 x 2.72)



Fitted carpet, radiator, double glazed window to front aspect.

### En-suite 6'2" x 6'2" (1.88 x 1.88)



Tiled floor, shower cubicle, wash basin with cupboard, Hansgrohe mixer tap, heater towel rail, textured double glazed window to side aspect.

### Bedroom 2 11'5" x 9'8" (3.48 x 2.97 )



Fitted carpet, radiator, double glazed window to front aspect.

### Bedroom 3 8'9" x 9'6" (2.67 x 2.92 )



Fitted carpet, radiator, double glazed window to rear aspect.

### Bathroom 5'1" x 8'7" (1.57 x 2.62)



Tiled floor, bath with shower over, WC, wash basin with Hansgrohe mixer tap, extractor fan, velux window.

### Outside



Outside space comprising low maintenance, enclosed patio seating area with access to rear and designated parking space.

### 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.

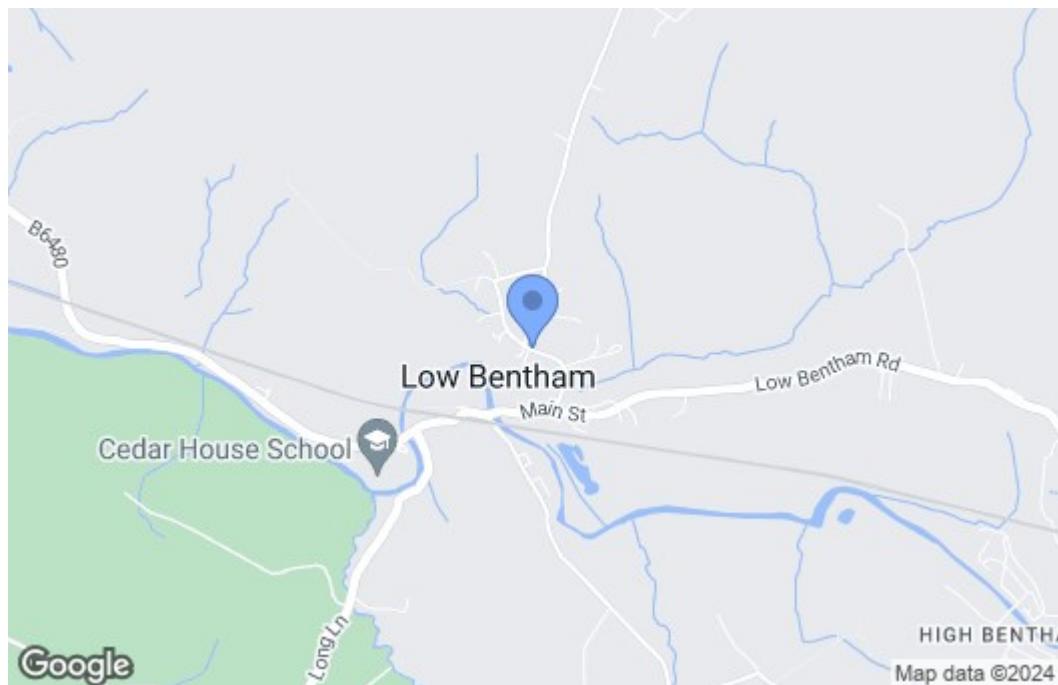
## Floor Plan



Total area: approx. 89.6 sq. metres (964.2 sq. feet)

**Dawson Cottage**

## Area Map



## Energy Efficiency Graph

