



2 Ashfield Cottages, Main Street, LA2 7HZ

Price Guide £220,000

2 Ashfield Cottages is a superb double fronted character property in the heart of Bentham, featuring an open plan sitting dining room with wood burning stove, fitted kitchen, 3 bedrooms and benefitting from off road parking and a generous enclosed divorced landscaped garden. The property is an ideal starter home, second home or holiday let investment property.

2 Ashfield Cottages

2 Ashfield Cottages is a superb double fronted character property in the heart of High Bentham, just a short walk from shops, local amenities and the primary school. The property offers spacious living accommodation with an open plan sitting dining room and a modern fitted kitchen with a range of fitted appliances. On the first floor are three bedrooms, two doubles and a single and a bathroom. The property is presented to a high standard throughout and could be moved into and enjoyed without any works or improvements.

Externally the property benefits from off road parking at the rear, part of a stone built store, and a detached and enclosed low maintenance rear landscaped garden with spacious garden studio and summer house offering a great private area for socialising.

2 Ashfield Cottages would suit a range of buyers from first time, second home, downsizing or a holiday let investment buyers.

Property Information

Freehold property with flying and creeping freehold. All mains services. Gas combination boiler 18 months old. Council Tax Band B.

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.

Ground Floor

Sitting Dining Room 17'3" x 16'7" (5.26 x 5.06)



Spacious sitting dining room with character features. recently fitted carpet, wood burning stove with stone fireplace and hearth, exposed beams, radiators, double glazed windows to front, UPVC door to front.

Kitchen 11'1" x 10'9" (3.4 x 3.3)



Modern fitted kitchen. Tiled floor with underfloor heating, range of wall and base units with complimentary worktop, a range of built in appliances including, electric oven, microwave, 5 burner gas hob with stainless steel extractor hood, 1.5 drainer sink, plumbing for washing machine and space for fridge / freezer, breakfast bar, double glazed window to back, door to back.

First Floor

Landing



Recently fitted carpet, loft access, airing cupboard housing gas boiler, staircase with inset Oak display cabinet.

Bedroom 1 11'10" x 8'9" (3.61 x 2.69)



Spacious front double bedroom with vaulted ceiling. Recently fitted carpet, double glazed window, exposed roof beams and trusses.

Bedroom 2 13'8" x 7'3" (4.18 x 2.21)



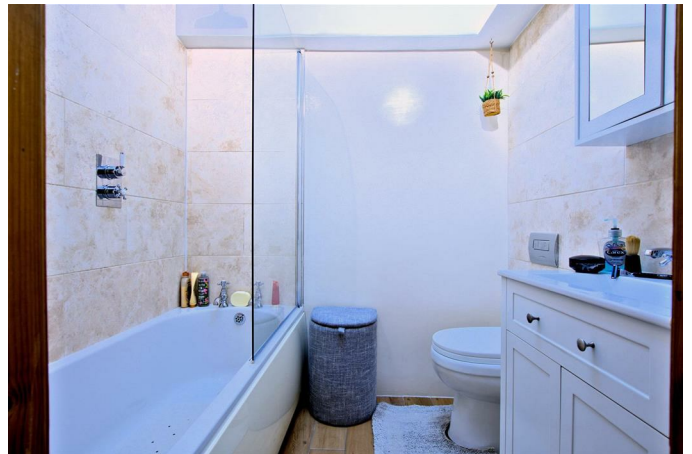
Spacious front double bedroom. Recently fitted carpet, radiator, double glazed window, loft access.

Bedroom 3 8'1" x 5'10" (2.47 x 1.78)



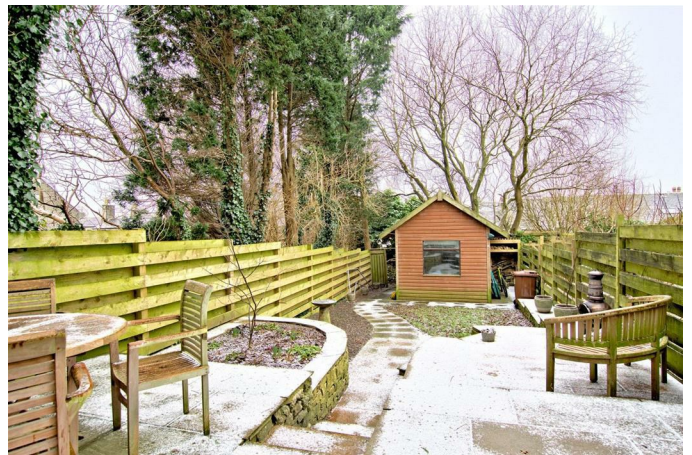
Single back bedroom. Recently fitted carpet, radiator, double glazed window to rear, storage, exposed beams.

Bathroom 6'0" x 5'2" (1.85 x 1.58)



Tiled floor, bath with shower over, WC, wash basin, heated towel rail, sliding timber door, Velux window.

Outside



To the rear of 2 Ashfield Cottages there is parking for at least 1 car, a shared stone built

outbuilding and a divorced enclosed landscaped garden with spacious garden studio and summer house.

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



Area Map



Energy Efficiency Graph

