FISHER HOPPER
ESTATE AGENTS

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4 School Hill, Bentham, LA2 7JX
Offers In The Region Of £169,950

Ready to move into, this stunning 2 bed cottage is located in the heart of the town - an ideal permanent or holiday home. With generous private rear garden and parking for 2 to 3 cars to the front aspect, viewing is recommended in order to appreciate the quality of this charming property.

4 School Hill

Immaculately presented 2 bed end terrace cottage ideally located for all the facilities the bustling market town of High Bentham has to offer. Benefitting from excellent off-road parking and a superb garden, this charming property is ideal as a permanent home and has very obvious potential as a holiday rental. Renovated throughout, viewing is essential in order to appreciate the comfort and quality available.

In brief, the accommodation comprises: living room with gas stove; spacious contemporary kitchen/diner; 2 double bedrooms and modern house bathroom. With tasteful neutral décor throughout, the cottage is ready to move into.

Outside, 4 School Hill has a low-maintenance patio garden to the front aspect, with block-paved parking forecourt, suitable for 2 to 3 vehicles. A pedestrian access way leads through to the generous rear garden, which comprises neat lawn and stunning patio seating area.

Location

High Bentham is a thriving market town and tourist destination, 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. Extensively renovated within the last 10 years, 4 School Hill has been re-roofed and rewired. UPVC double glazing throughout. New internal walls and ceilings and full damp-proofing. High level insulation for efficiency and lower running costs. All mains services with gas central heating.

Ground Floor

Living Room 12'4" x 11'8" (3.75m x 3.55m)

Inviting living room with external door and window to the front aspect. Feature fireplace housing Firefox gas stove. Amtico flooring. Radiator. Open access through to kitchen/diner.

Kitchen/Diner 15'2" x 11'8" (4.63m x 3.55m)

Generous contemporary kitchen/diner with external door and window to the rear aspect. Range of wall and base mounted

units Integrated cooker and hob with extractor over. Stainless steel sink and drainer. Plumbing for washing machine. Space for fridge freezer. Gas central heating boiler. Large under stair storage cupboard. Amtico flooring. Radiator. Carpeted stairs rising to first floor.

First Floor

Landing

Landing providing access to both bedrooms, bathroom and insulated loft. Carpet.

Bedroom 1 10'6" x 11'10" (3.21m x 3.60m)

Superb double bedroom with window to the front aspect and large built-in double wardrobe. Carpet. Radiator.

Bathroom 5'7" x 8'5" (1.69m x 2.56m)

Modern bathroom with window to the side aspect. Suite comprising bath with shower over, wash hand basin and WC. Fitted mirror cabinet. Tiled floor. Heated towel rail.

Bedroom 2 8'9" x 11'9" (2.67m x 3.59m)

Smaller double or twin bedroom with window to the rear aspect. Carpet. Radiator.

Outside

Block-paved parking forecourt suitable for 2 to 3 vehicles to the front aspect. Gated steps down to road. Low-maintenance raised patio garden. Pedestrian right of access to side, through to rear garden.

The secluded and generous rear garden has a neat lawn and superb paved patio seating area - a great spot for entertaining. Timber garden shed. External power. Hedge and attractive stone walling to the perimeter.

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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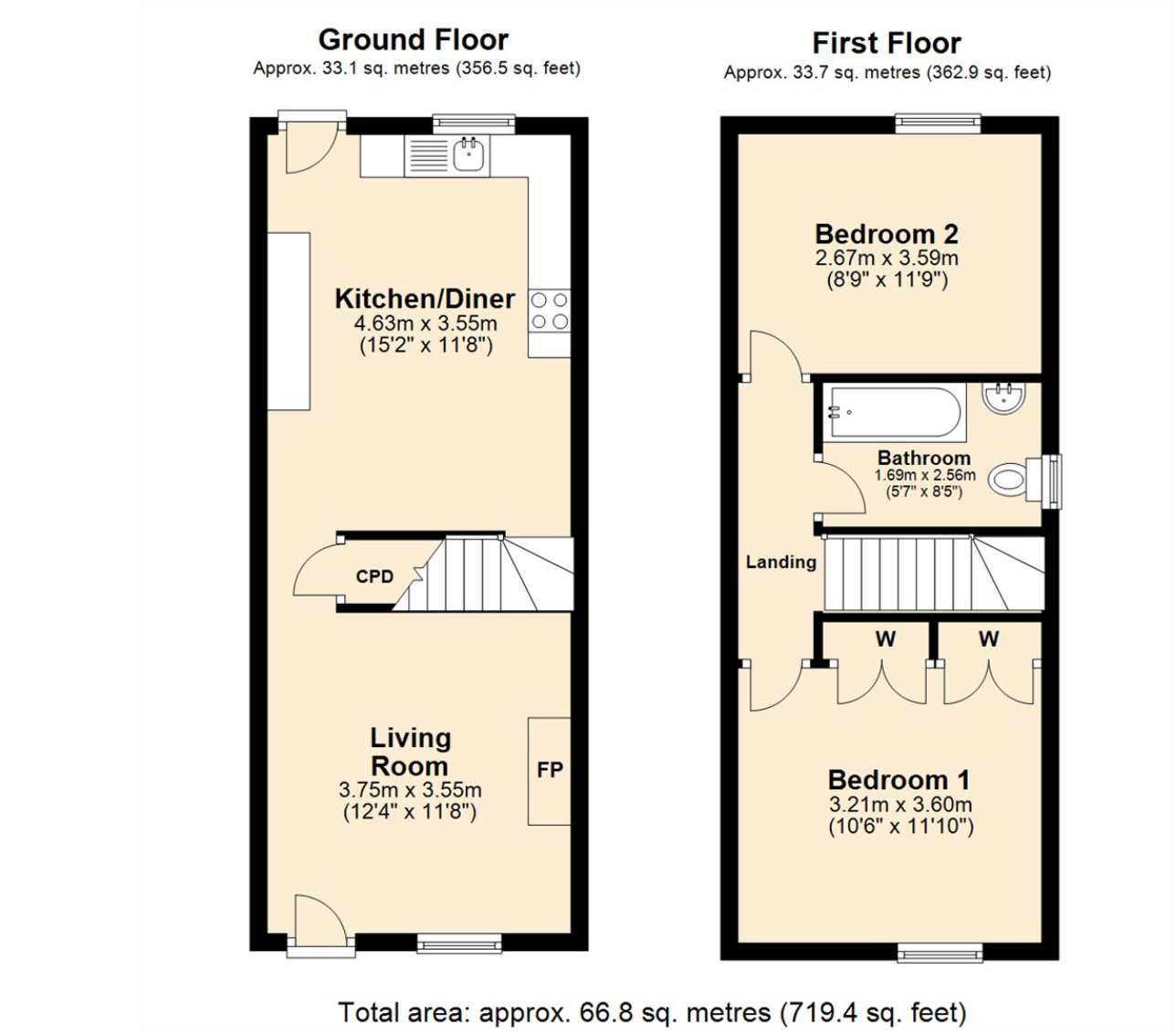
FLOOR PLANS

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

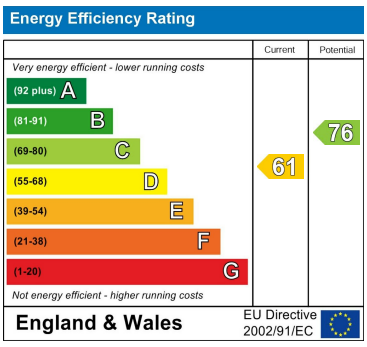
Floor Plan

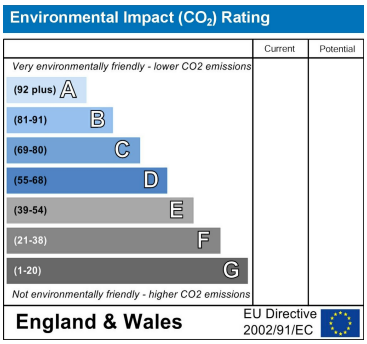


Total area: approx. 66.8 sq. metres (719.4 sq. feet)

Area Map

Energy Efficiency Graph





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