



28b Station Road, Bentham, LA2 7LF
Price Guide £185,000

A superb first floor two bed apartment in outstanding condition throughout. Benefitting from an enclosed private patio area. Within an easy walk of all local amenities including the train station.

28b Station Road



28b Station Road is a superb apartment with two double bedrooms in fantastic condition throughout having been recently decorated and new carpets fitted. Located on Station Road and within easy walk of shops, cafes, medical facilities, and train station.

The accommodation briefly consists of entrance hall leading to a large open plan kitchen and sitting room. The kitchen is fully fitted with a range of integrated appliances and benefits from a center island and breakfast bar. There are two spacious double bedrooms, the main bedroom benefitting from a dual aspect creating a light and airy room and a 3 piece shower room.

28b Station Road has mains gas central heating with Ideal boiler & Hive Controls installed in December 2020 and is fully double glazed ensuring a very energy efficient property.

Externally there are two patio areas, one of which is enclosed and accessed through the detached dry store room, which offers an abundance of additional storage or could be developed further with planning permission.

With excellent road & rail links and within easy reach of The Yorkshire Dales & Lake District National Parks along with Bowland Forest, an area of outstanding beauty, it is an ideal property for anyone who enjoys the great outdoors.

986 years remain on the 999 year lease. Each of 3 apartment owners are also freeholders, there are no ground rent, or

maintenance charges. Each property is responsible for its own buildings insurance.

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.

Property Information

Leasehold property with share of freehold. No maintenance fees or ground rent. 986 years of 999 remaining. Council Tax Band A. All mains services. Gas Central Heating.

Hallway



Spacious hallway leading to all accommodation. Fitted carpet, radiator, external UPVC door.

Kitchen / Sitting Room 22'0" x 13'5" (22'1" x 13'6") (6.71 x 4.09 (6.73 x 4.11))



Kitchen features vinyl floor covering, a range of wall and base units, a tiled backsplash with integrated dishwasher, fridge & freezer, microwave, double oven, gas hob with extractor hood, space for washing machine, 1.5 stainless steel drainer sink, kitchen island with breakfast bar, radiator, 2 double glazed windows.

Shower Room 8'5" x 6'1" (2.57 x 1.85)



3 piece shower room suit featuring vinyl flooring, WC, wash basin, large walk in shower cubicle, heated towel rail, extractor fan and an opaque double glazed window.

Bedroom 1 16'11" x 9'9" (17'0" x 9'10") (5.16 x 2.97 (5.18 x 2.99))



Spacious dual aspect double bedroom. Fitted carpet, radiator, 2 double glazed windows.

Bedroom 2 12'0" x 11'2" (3.66 x 3.40 (3.67 x 3.42))



Spacious double bedroom. Fitted carpet, radiator, double glazed window.

Outside Space



Flagged patio area. Large dry store with access to second enclosed flagged patio area.

Outside Store



Superb and spacious dry store, linking through to enclosed private yard.

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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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.

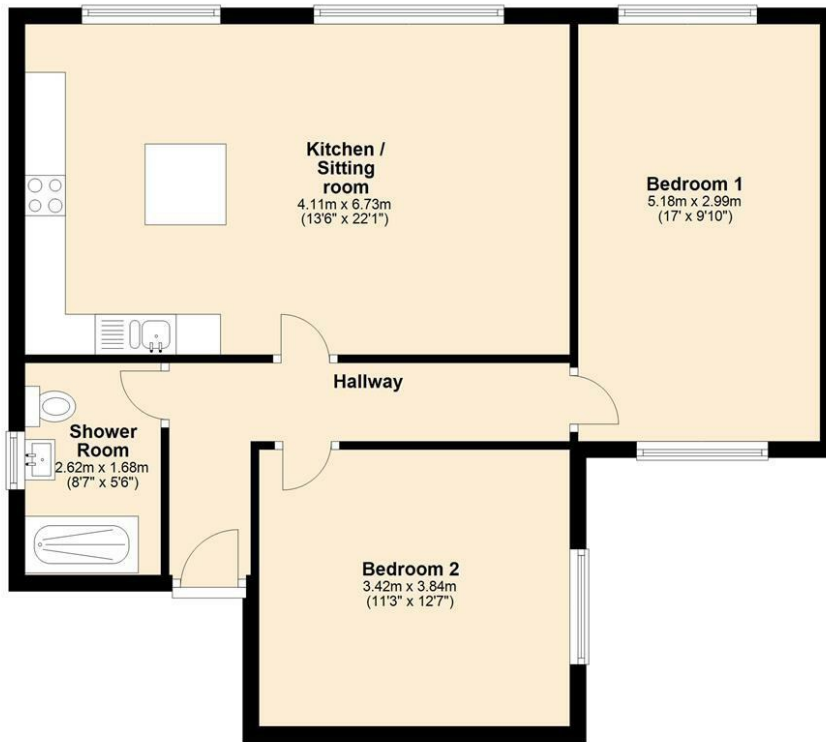
Parking

There is the possibility of parking behind the property; organised directly with Angus Fire and strictly at owners risk.

Floor Plan

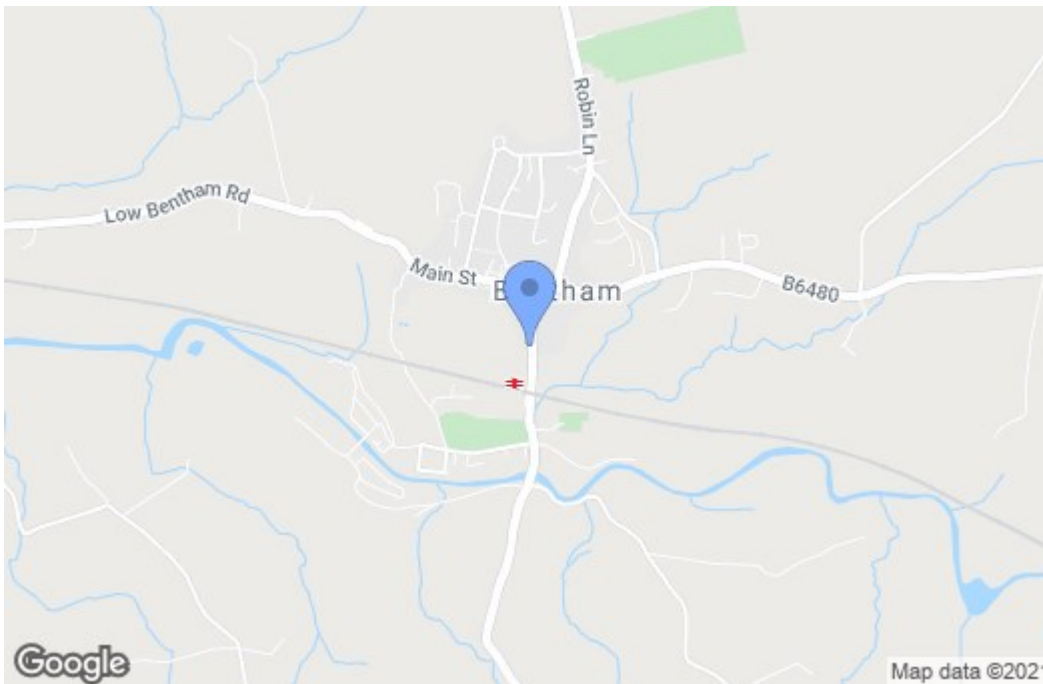
Floor Plan

Approx. 68.5 sq. metres (737.5 sq. feet)



Total area: approx. 68.5 sq. metres (737.5 sq. feet)
28b Station Road, Bentham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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