FISHER HOPPER
ESTATE AGENTS

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11a Main Street, Bentham, LA2 7HF
Offers In The Region Of £149,950

This property is a charming two-bedroom terraced home located in Bentham. It features a cosy living room, a spacious kitchen-diner, two well-proportioned bedrooms, and a bathroom with a bathtub and separate shower. The property retains classic character with modern updates.

Property Description

Situated in the heart of Bentham, this two-bedroom terraced house offers a blend of traditional charm and functional living spaces. The property boasts characterful details such as exposed beams.

Inside, the ground floor features a welcoming living room with a fireplace, providing a cosy and inviting atmosphere. The kitchen-diner is spacious, with tiled floors. Its practical layout makes it ideal for everyday living and entertaining.

Upstairs, there are two good-sized bedrooms and a bathroom.

This property is ideal for first-time buyers, small families, or those looking to downsize while staying connected to the amenities of Bentham.

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.

Property Information

Tenure: Freehold
Council Tax Band: B
EPC Rating: E
All mains services

Ground Floor

Sitting Room

Fitted carpet, fireplace housing electric fire, UPVC double glazed window and door to front aspect.

Kitchen

Tiled flooring, radiator, range of wall and base units, single drainer sink, boiler, cupboard, space for washing machine, oven with extractor hood over, 2 x UPVC double glazed window to rear aspect, interior glazed door leading to rear entrance hall.

Rear Entrance Hall

Fitted carpet, staircase providing access to first floor, UPVC double glazed door to rear aspect.

First Floor

Landing

Fitted carpet, stairs up to bathroom and bedroom 2, exposed beams.

Bedroom One

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

Bedroom Two

Wood laminate flooring, radiator, exposed beams, double glazed window to rear aspect.

Bathroom

Vinyl flooring, Shower cubicle, bath, exposed beams.

Separate Cloakroom

Vinyl flooring, wash basin with vanity unit underneath extractor fan, exposed beams, 2 x UPVC double glazed windows 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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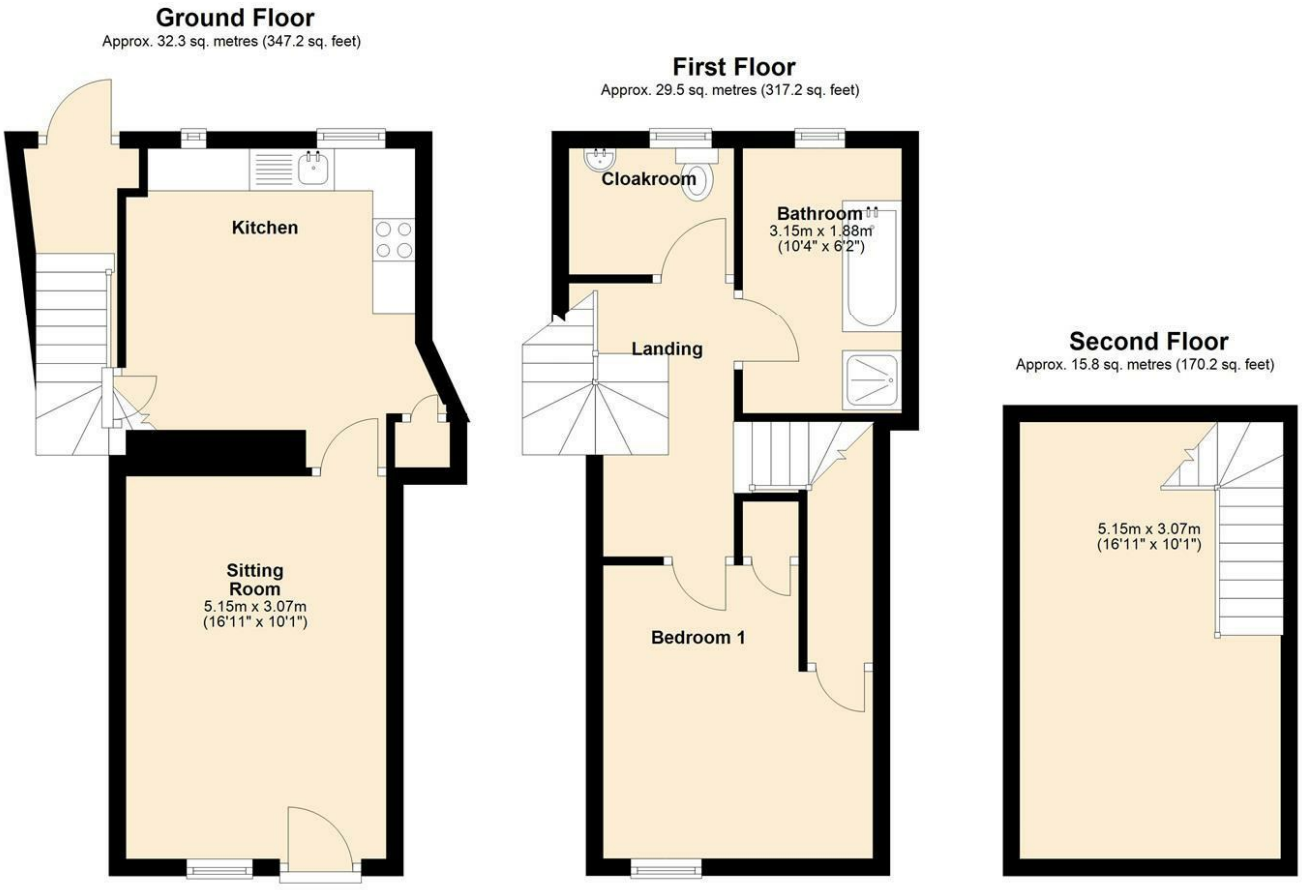
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

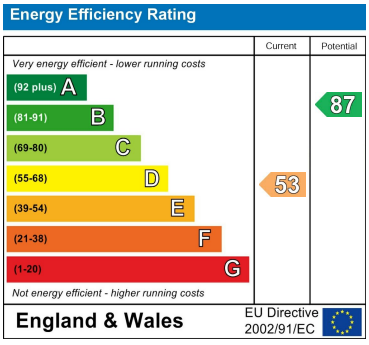
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 77.5 sq. metres (834.5 sq. feet)

11a Main Street, High Bentham

Area Map

Energy Efficiency Graph