



## 50a Main Street, Bentham, LA2 7HN Offers In The Region Of £150,000

Spacious 4 bedroom end terrace property - ideal for let investors and great value for growing families. The property would now benefit from updating and is situated in the centre of town, with easy access to all amenities, and off-road parking to the rear.

Viewing is essential in order to appreciate the generous accommodation, which is arranged over 3 floors, and includes 2 good-sized reception rooms and 4 double bedrooms.

Bentham has a good range of shops, pubs and bars, along with a GP surgery, primary school and train station on the Leeds/Lancaster line. Excellent secondary school options are available at Settle College and QES, Kirkby Lonsdale.

Available with no chain this is a great project for buyers seeking a doer-upper with potential.

## 50a Main Street



In brief, the ground floor accommodation comprises: entrance hall; utility room; spacious dual aspect living room; good-sized dining room and kitchen. Stairs rise from the hall to a half-landing with elegant period window featuring stained glass, and then onto the first floor landing with built-in shelving.

There are 2 spacious double bedrooms on the first floor - bedroom 1 with en-suite. Stairs rise via another half-landing to the top floor and a 2 further good-sized bedrooms, plus house bathroom and storage cupboard.

Outside, the property is situated on Main Street, with easy access to the town centre shops. Off-road parking to the rear, fuel bunker and bin storage.

### 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

Freehold property. Council Tax Band B. All mains services with gas central heating.

### Ground Floor

#### Hall



Entrance hall with UPVC double glazed external door to the front aspect. Coat hooks and wall-mounted storage cupboards. Painted floorboards. Radiator. Stairs with period balustrade rising to half-landing, access to dining room and:

#### Utility



Useful under stair utility room with plumbing for washing machine. Consumer unit.

**Living Room 12'2" x 13'9" (3.71m x 4.19m)**



Spacious dual aspect living room with UPVC double glazed windows to the front and side aspects. Feature fireplace housing open fire. Picture rail. Carpet. Radiator. Open to:

**Dining Room 10'10" x 10'8" (3.29m x 3.26m)**



Good-sized family dining room. Feature recess with shelving. Delph rail. Painted floorboards. Radiator. Access to:

**Kitchen 6'11" x 11'11" (2.11m x 3.63m)**



Galley kitchen with UPVC double window and external stable door to the rear aspect. Range of wall and base mounted units. Stainless steel sink and drainer. Integral cooker and hob with extractor hood over. Space for fridge and freezer. Plumbing for dishwasher. Tiled flooring. Radiator.

**First Floor**

**Landing**



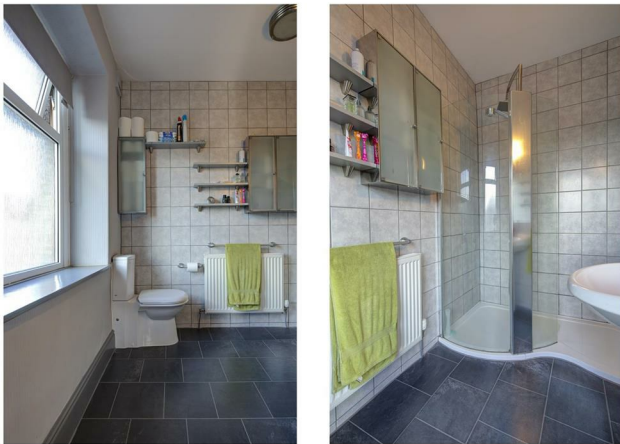
First floor landing with timber framed single glazed period window to the rear aspect, with stained glass. Fitted shelving. Exposed floorboards. Stairs rising to second floor. Access to 2 double bedrooms.

**Bedroom 1 12'3" x 12'4" (3.74m x 3.75m)**



Generous double bedroom with dual aspect UPVC double glazed windows to the front and side aspects. Wood laminate flooring. Radiator. Open to:

**En-suite 9'2" x 4'10" (2.80m x 1.48m)**



Bedroom 1 en-suite with UPVC double glazed window to the front aspect. Shower, wash hand basin and WC. Mirror light. Cupboard. Tiled flooring. Radiator.

**Bedroom 2 10'10" x 10'9" (3.31m x 3.28m)**



Good-sized double bedroom with UPVC double glazed window to the rear aspect. Built-in cupboard housing gas central heating boiler. Picture rail. Wood laminate flooring. Radiator.

**Second Floor**

**Landing**



Second floor landing with timber framed single glazed window to the rear aspect. Large built-in cupboard. Wood laminate flooring. Access to 2 attic bedrooms and bathroom.

**Attic Bedroom 3 11'8" x 12'0" (3.55m x 3.65m)**



Good-sized double attic bedroom with UPVC double glazed window to the front aspect. Exposed roof beams. Built-in storage cupboard. Wood laminate flooring. Radiator.

**Attic Bedroom 4 11'9" x 10'9" (3.57m x 3.28m)**



Smaller double or ideal single attic bedroom with Velux skylight. Built-in storage. Exposed roof beams. Wood laminate flooring. Radiator.

**Bathroom**



Bathroom with Velux skylight. Bath, wash hand basin and WC. Shelving. Wood laminate flooring. Radiator.

**Outside**



Pavement frontage to Main Street. Parking space to rear. Fuel bunker. Bin storage.

**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

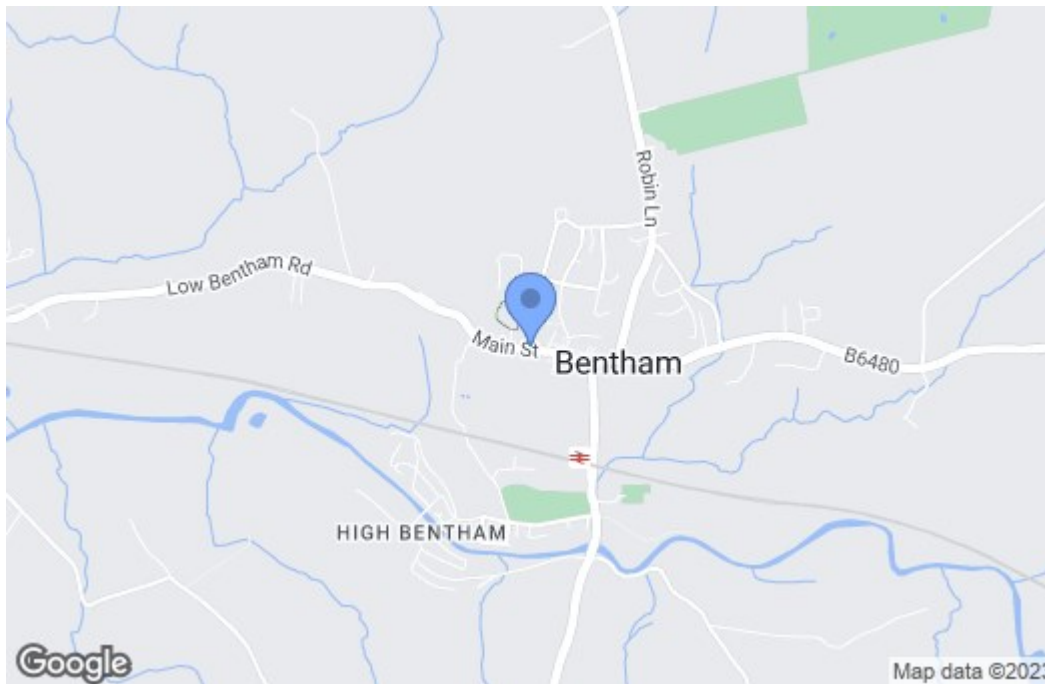
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

## Floor Plan



Total area: approx. 122.1 sq. metres (1314.4 sq. feet)  
50a Main Street, Bentham

## Area Map



## Energy Efficiency Graph

