



## 53 MAIN STREET, HIGH BENTHAM £175,000







## 53 MAIN STREET, HIGH BENTHAM, LANCASTER, LA2 7HJ

Substantial stone built 3 bedroomed end terraced cottage property located in a superb and convenient position near to the centre of High Bentham.

Offering accommodation laid over three floors with some character features evident. Modern kitchen and bathroom, plus upvc double glazed windows and external doors, plus gas fired central heating.

Forecourt parking to the front, and side bin store.

Ideal cottage for first time buyer, investor to rent out, or holiday cottage accommodation.

Well worthy of inspection to appreciate the size and position.

High Bentham is a popular market town, sitting within scenic outstanding countryside.

The town offers all local amenities including individual independent shops, pubs and cafes, doctors' surgery etc, plus railway station with connections to Leeds, Skipton, and Lancaster. Active local community with many activities available.

### ACCOMMODATION COMPRISES:

#### Ground Floor:

Lounge, Kitchen/Dining Room.

#### First Floor:

Landing, 1 Bedrooms, Shower Room.

#### Second Floor:

2 Bedrooms.

#### Outside

Small area for bins

### ACCOMMODATION:

#### GROUND FLOOR:

##### Lounge:

12'10" x 12'2" (3.91 X 3.70)

Upvc external entrance door, 2 upvc double glazed windows, multi-fuel stove within recessed fireplace with stone surround on hearth, doored staircase to the first floor, doored alcove, radiator.





### **Kitchen:**

7'1" x 10'8" plus 5'3" x 5'10" (2.15 x 3.25 plus 1.60 x 1.77)

L-shaped kitchen. Range of modern kitchen base units with complementary work surfaces, wall units, stainless steel sink with mixer taps, gas cooker point. Upvc side external entrance door. Upvc double glazed window. Radiator. Space for table.



### **FIRST FLOOR:**

#### **Landing:**

Staircase up to the second floor.

#### **Bedroom 1: to the front**

11'7" x 9'6" (3.53 x 2.89)

Upvc double glazed window. Radiator.



#### **Shower Room:**

7'7" x 7'0" (2.31 x 2.13)

Shower enclosure with shower fitment off the system. Pedestal wash hand basin. WC. Upvc double glazed window. Radiator. Built in cupboard.



## SECOND FLOOR:

### Landing:

With access to 2 bedrooms. Velux rooflight.  
Gas fired combination boiler.

### Bedroom 2: to the rear

14'2" x 6'9" (4.31 x 2.05) plus additional recess.  
Velux rooflight. Upvc double glazed gable  
window. Radiator. Part reduced eaves.



### Bedroom 3: to the front

11'7" x 9'7" (3.53 x 2.92)  
Upvc double glazed gable window. Reduced  
eaves. Radiator.

## OUTSIDE:

Forecourt parking to the front of the property. Detached paved area for bins.

### Directions:

Leave the Bentham office. Turn left down Main Street approximately 200 yards. 53 Main St is on the left hand side. A For Sale board is erected.

### Tenure:

Freehold with vacant possession also subject to a flying freehold to the rear.

### Services:

All mains' services are connected to the property.

### Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

### Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

### Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.



**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

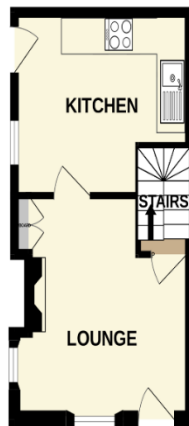
**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

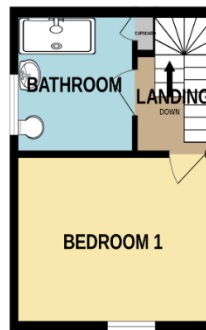
**Local Authority:**  
 North Yorkshire Council  
 1 Belle Vue Square  
 Broughton Road  
 SKIPTON  
 North Yorkshire  
 BD23 1FJ

Council Tax Band 'B'

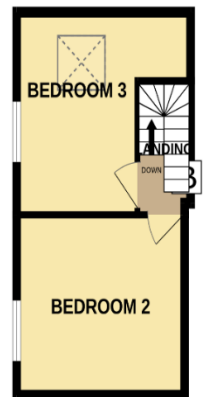
GROUND FLOOR  
292 sq.ft. (24.3 sq.m.) approx.



1ST FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



2ND FLOOR  
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Market Place  
Settle

North Yorkshire BD24 9EJ  
 Tel: 01729 825219 option 1  
 settle@neilwrightstateagents.co.uk

King's Arms Buildings  
15 Main Street High Bentham

Lancaster LA2 7LG  
 Tel: 015242 62458  
 bentham@neilwrightstateagents.co.uk

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