



**51 MAIN STREET, HIGH BENTHAM**  
**£250,000**







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

Deceptively spacious 3/4 bed roomed stone-built character cottage, located in a superb and convenient position in the centre of High Bentham, offering good sized family accommodation laid over three floors.

Well presented throughout with many character features evident, decorated to a high standard with gas fired central heating and majority upvc double glazed windows.

Accommodation provides two large reception rooms, kitchen with integral appliances, conservatory plus WC/Utility room to the ground floor.

Three double bedrooms and large house bathroom to the first floor plus additional 4<sup>th</sup> bedroom/hobbies room to the second floor.

Outside parking forecourt for two vehicles.

Well worthy of internal inspection to fully appreciate the size, layout and condition.

Ideal property for family, investor or second home.

High Bentham is a popular market town, located in a sought-after area on the edge of Bowland Area of Outstanding Natural Beauty, 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.

### ACCOMMODATION COMPRISES:

#### Ground Floor:

Dining Room, Lounge, Kitchen, Conservatory, Utility Room.

#### First Floor:

Landing, 3 Bedrooms, House Bathroom.

#### Second Floor:

Bedroom 4/Hobbies Room.

#### Outside

Forecourt Parking Area.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Dining Room/Lounge:

15'5" x 18'8" Max (4.69 x 5.69)

Large room with side external entrance door, four upvc double glazed windows, beams, staircase to the first floor, radiator.





### Utility Room:

5'0" x 6'0" (1.52 x 1.82)

With gas fired central heating boiler, WC, plumbing for washing machine, two upvc double glazed windows.

### Living Room:

13'0" x 14'4" (3.96 x 4.36)

Multi-fuel stove within recessed fireplace on a flagged hearth with stone mantle, two upvc double glazed windows, recessed spotlights, and radiator.



### Kitchen:

12'3" x 14'11" (3.73 x 4.54)

Range of modern kitchen base units with complementary worksurfaces, island unit/breakfast bar, 1 ½ bowl stainless steel sink with mixer taps, Bosch double oven, gas hob, extractor hood, upvc double glazed window, plumbing for dishwasher, access to conservatory.



### Conservatory:

7'0" x 14'0" (2.13 x 4.26)

Upvc double glazed windows off plinth, half glazed upvc external entrance door, radiator.







## FIRST FLOOR:

### Landing:

17'9" x 6'5" (5.41 x 1.95)

Access to two bedrooms, and house bathroom, bulkhead store cupboard, loft access, two upvc double glazed windows.



### Bedroom 1:

13'0" x 14'5" (3.96 x 4.39)

Double bedroom, with three upvc double glazed windows, range of built in wardrobes, two radiators.



### Dressing Room:

6'0" x 13'0" (1.82 x 3.96)

Off bedroom one, with upvc double glazed window, and radiator.



### Bedroom 2:

9'4" x 9'4" (2.84 x 2.84)

Double bedroom, with upvc double glazed window, and radiator.

### House Bathroom:

Well-appointed 4-piece bathroom suite comprising Jacuzzi bath, vanity wash hand basin, large shower enclosure with shower off the system, low flush WC, recessed spotlights, upvc double glazed window, and radiator.







### **Second Landing:**

Access to bedroom 3, staircase to the second floor and bedroom4/hobbies room.



### **Bedroom 3:**

12'7" x 11'10" (3.83 x 3.60)

Double bedroom, with upvc double glazed window with rear views, upvc double glazed side window, and radiator.



### **SECOND FLOOR:**

#### **Bedroom 4/ Hobbies Room:**

12'2" x 15'6" Max (3.70 x 4.72)

Reduced eaves, double glazed timber window, Velux roof light, and radiator.





## **OUTSIDE:**

Access off the Main Street, to parking court for two vehicles, bin store area.



## **Directions:**

Leave the Bentham office. Turn left down Main Street approximately 200 yards. 51 Main St is on the left-hand side. A For Sale board is erected.

## **Tenure:**

Freehold with vacant possession on completion, also subject to small area of flying freehold over number 53.

## **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.** Dressing room area forms the flying freehold over no 53.

**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:**

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