



8 THE TERRACE, LOW BENTHAM
£200,000





8 THE TERRACE, LOW BENTHAM, LANCASTER, LA2 7EH

Interesting, 2-bedroom stone-built end terrace cottage style property, located in a superb and convenient position near to the centre of Low Bentham Village.

Offering accommodation laid over three floors, with garden room and lounge/Kitchen to the first floor. Bedroom 2, bathroom and separate WC to the first floor, and large double bedroom 1 to the second floor.

The property has been upgraded by the current owners to a good standard and is well decorated and presented, has upvc double glazed windows and electric heating. The garden room and bathroom have the benefit of underfloor heating.

Outside, a pleasant, enclosed garden area, with shed and seating area, paving, and borders with shrubs.

Ideal property for couple, small family, holiday/second home, or investment potential.

Well worthy of internal inspection to appreciate the size, position, and location.

Low Bentham is a popular village with 2 public houses, church, and village hall. A wider range of amenities are available in High Bentham, approximately 1 mile away including railway station with links to Leeds, Lancaster, and Skipton.

ACCOMMODATION COMPRISES:

Ground Floor:

Garden Room, Lounge/Kitchen

First Floor:

Bedroom 2, Bathroom

Second Floor:

Bedroom 1

Outside

Enclosed garden

ACCOMMODATION:

GROUND FLOOR:

Garden Room:

9'2" x 7'5" (2.79 x 2.26)

Extended room, side external entrance door, double glazed windows, solid roof structure, underfloor heating, recessed spotlights.





Living Kitchen:



Kitchen Side:

9'8" x 5'11" (2.94 x 1.80)

Base units with complementary wood worksurfaces, built in AEG electric oven, electric hood, extraction hood over, 1½ bowl sink with mixer taps.



Lounge Side:

13'3" x 12'04" (4.03 x 3.75)

Two double glazed windows, multifuel stove, doored staircase to the first floor, wood flooring.



FIRST FLOOR:

Landing:

5'4" x 4'9" (1.62 x 1.44)

Doored staircase to the second floor, access to bedroom 2 and bathroom and separate WC.

Bedroom 2:

12'10" x 12'3" (3.91 x 3.73)

L shaped room, double glazed gable window, built in cupboard, electric heater.





Bathroom:

6'5" x 5'3" (1.95 x 1.60)

Recently refurbished, comprising 2-piece suite, bath with shower over off the system, vanity wash hand basin, tiled walls, underfloor heating.



Separate WC:

4'11" x 2'8" (1.49 x 0.81)

WC, double glazed window.



SECOND FLOOR:

Bedroom 1:

17'9" x 10'4" (5.41 x 3.15)

Double bedroom, double glazed gable window, double glazed front window, Velux rooflight, loft access to useful storage space.



N.B. The hot water cylinder is located within the roof space.

**OUTSIDE:**

Unrestricted street parking, enclosed garden/yard, shed and shelter.

**AGE:**

Approximately 1850

Directions:

Enter Low Bentham Village from High Bentham, turn right at the Sundial onto Burton Road, proceed approximately $\frac{1}{4}$ of a mile and the terrace is situated on the left-hand side. A for sale board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

Mains water, electric and drainage 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'

8 The Terrace Lower Bentham LANCASTER LA2 7EH		Energy rating F
Valid until 1 October 2034	Certificate number 2562-3042-5201-3344-5204	

Property type

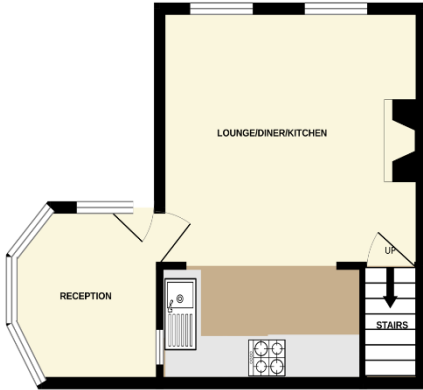
End-terrace house

Total floor area

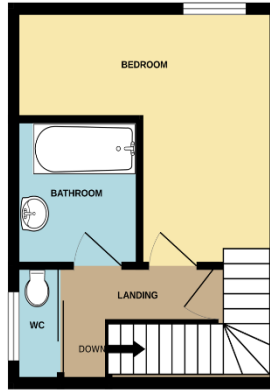
74 square metres



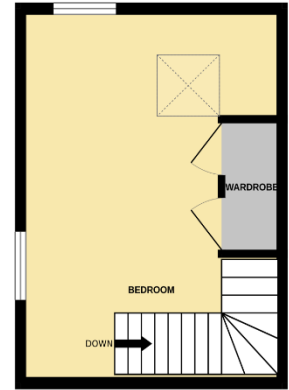
GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
247 sq.ft. (23.0 sq.m.) approx.



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



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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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