



BANK HOUSE, BURTON ROAD, LOW BENTHAM

Offers Over £225,000





BANK HOUSE, BURTON ROAD, LOW BENTHAM, LA2 7ED

Attention builders, developers or competent handyman.

Three bedroomed stone-built character cottage in need of complete renovation, with huge potential. Ideal property for a family home, second home, investment.
Located in the centre of a popular village with walled fore garden, enclosed rear garden, with all services connected. Unrestricted street parking.

Rare opportunity to renovate and put your own stamp on it.

Low Bentham is a popular rural village set amid open countryside on the edge of the Forest of Bowland Area of Outstanding Natural Beauty.

High Bentham is a short distance away with all local amenities, independent shops, café's, church, doctors' surgery, and railway station with links to Lancaster and Leeds, Skipton.

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

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Wet Room, Utility Room, Lounge, Kitchen, Rear Hallway.

First Floor:

Landing, 3 Bedrooms, Bathroom, Eaves Storage.

Outside

Walled Fore Garden, Enclosed Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

9'4" x 3'8" (2.84 x 1.11)

Half glazed external entrance door, single glazed window, L-Shaped, tiled fireplace, and radiator.

WC/Wet Room:

6'0" x 6'1" (1.82 x 1.85)

With WC, wash hand basin, electric shower over wet floor drain.

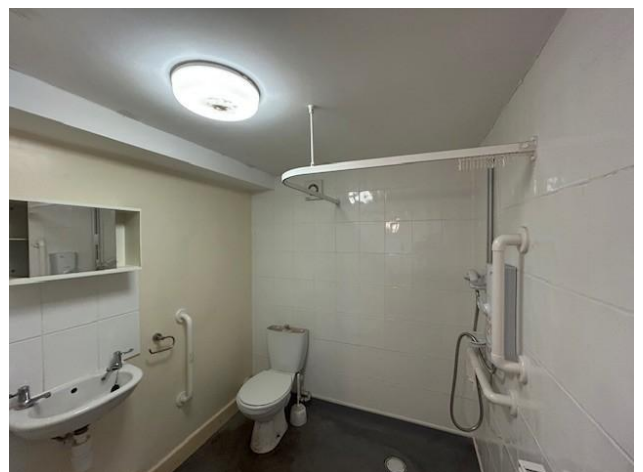
Inner Lobby:

11'8" x 13'3" (3.55 x 4.03)

Access to lounge, utility room, back hallway.

Utility Room:

Plumbing for washing machine.





Lounge:

17'9" x 11'5" (5.41 x 3.48)

Half glazed upvc external entrance door, single glazed window, upvc double glazed window, boarded walls, tiled fireplace with open fire grate, encased beam, doored shelved alcove, coved ceiling.



Kitchen:

12'5" x 11'8" (3.78 x 3.55)

Range of old-style base units with worksurfaces, stainless steel sink with mixer taps, water heater, half glazed side external entrance door, old range cooker (not working) wall cupboards, radiator, gas boiler (Not Working).



Rear Hallway:

9'0" x 5'8" (2.74 x 1.72)

Doored staircase to the first floor, two upvc double glazed windows, and radiator.



FIRST FLOOR:

Landing:

Access to 3 bedrooms and bathroom, eaves storage.

Bedroom 1:

15'3" x 11'3" (4.64 x 3.42)

Large double bedroom, built in wardrobes, single glazed window, radiator, cylinder cupboard with immersion heater.



Bedroom 2:

12'2" x 9'9" (3.40 x 2.97)

Double bedroom, with single glazed window.

Bedroom 3:

5'10" x 8'3" (1.77 x 2.51)

Single bedroom, upvc double glazed gable window.



Eaves Storage/Bathroom:

11'6" x 6'0" (3.50 x 1.82)

Three-piece bathroom suite comprising cast iron bath, pedestal wash hand basin, WC, upvc double glazed window.

OUTSIDE:

Pleasant walled fore garden with flower beds, enclosed rear garden.



**AGE:**

Approximately 1800.

Directions:

Leave the Bentham office to Low Bentham, turn right adjacent to the Sun Dial Inn, go approximately 400 yards and Bank House is located on the left-hand side. A For Sale board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

Mains electric, gas, water and drainage are connected.

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.

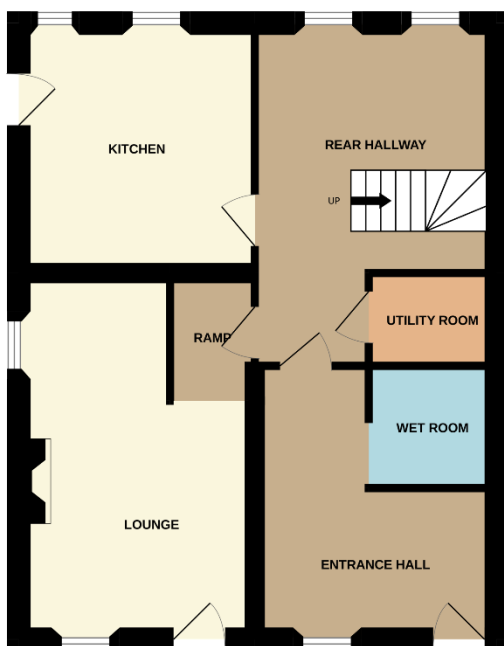
Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'B'



GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 1362 sq.ft. (126.6 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.
Made with Metropix ©2025

 **rightmove.co.uk**
The UK's number one property website



www.tpos.co.uk

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

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.

▲ ESTATE AGENTS ▲ VALUERS ▲ www.neilwrightstateagents.co.uk ▲