



LITTLE STONEGATE COTTAGE, LOW BENTHAM

£130,000





LITTLE STONEGATE COTTAGE, LOW BENTHAM, LA2 7DX

2 bedroomed character cottage located in a superb and convenient position in the centre of Low Bentham Village. Well-presented cottage with many character features.

To the ground floor, lounge and kitchen. To the second floor, two bedrooms and a bathroom.

Upvc double glazed windows and gas fired central heating, ready for immediate occupation with no onward chain.

Outside off-street parking and pleasant rear sitting area.

Ideal property for first time buyer, holiday accommodation or investment property.

Well worthy of inspection to appreciate the size and condition.

Low Bentham is a popular village situated with stunning countryside approximately 1 ½ miles from High Bentham. The village has some local amenities such as village hall, two pubs and church and wider range plus a railway station is available in High Bentham.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge/Kitchen.

First Floor

Landing, 2 Bedrooms, Bathroom.

Outside

Forecourt Parking, Rear Garden.

ACCOMMODATION

GROUND FLOOR:

Lounge:

12'3" x 11'5" (3.73 x 3.48)

Part glazed external entrance door, staircase to the first floor, multi-fuel stove in recess, exposed stone wall, double glazed window, beamed ceiling and radiator.





Kitchen:

5'6" x 7'9" (1.67 x 2.36)

Range of modern kitchen base and wall units with complementary work surfaces, wall units, stainless steel sink with mixer taps, built in electric oven, gas hob, upvc double glazed window, part glazed stable style rear door, gas fired combination boiler, plumbing for automatic washing machine.



FIRST FLOOR:

Landing:

Access to 2 bedrooms and bathroom, loft access.

Bedroom 1:

9'6" x 10'3" (2.89 x 3.12)

Double bedroom with range of built in wardrobes, upvc double glazed window, and radiator.



Bedroom 2:

6'1" x 7'10" (1.85 x 2.38)

Single bedroom with upvc double glazed window.



**Bathroom:**

5'8" x 4'6" (1.72 x 1.37)

Well-appointed 3-piece white bathroom suite comprising bath with shower over off the system, WC, pedestal wash hand basin, upvc double glazed window, and radiator.

**Outside:**

Front- Forecourt parking space.

Rear, small garden and sitting area.

**Directions:**

Leave the Bentham Office, go down Main Street towards Lancaster, at the Sundial Inn turn right, as you turn onto Burton Road. The property is on the righthand side. A To Let Board is erected.

AGE:

Approximately

Tenure:

Freehold with vacant possession on completion.

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 'A'

Little Stonegate Stonegate Lower Bentham LANCASTER LA2 7DX		Energy rating D
Valid until 27 November 2029		Certificate number 2538-4905-6299-5811-0950



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