



HONEY POT COTTAGE, 3 POLICE YARD, HIGH BENTHAM £179,950





HONEY POT COTTAGE, 3 POLICE YARD, MAIN STREET, HIGH BENTHAM, LA2 7HH

Delightful two bedroomed stone built mid-terraced cottage located in a very convenient position in the centre of High Bentham, just set back from the Main Street.

Very well presented throughout with quality fixtures and fittings and some character features evident.

Upvc double glazed windows and external doors plus gas fired central heating and decorated to a high standard.

Having the benefit of off-street parking and pleasant rear cottage style gardens.

Currently utilised as a holiday let which could continue or would be ideal for a first-time buyer or investment purpose.

Well worthy of internal inspection to fully appreciate the condition and character.

High Bentham is a popular and lively market town situated on the Yorkshire/Lancashire border, on the edge of the Bowland Area of Outstanding Natural Beauty and the Yorkshire Dales National Park set amid stunning countryside.

The town has all local amenities such as independent shops, pubs, and cafes, railway station with links to Leeds, Skipton and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor:

Lounge/Dining Room, Kitchen.

First Floor:

Landing, 2 Bedrooms, Shower Room.

Outside

Forecourt Parking, Enclosed Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Lounge/Dining Room:

19'5" x 7'7" (5.92 x 2.31)

With part glazed external entrance door, upvc double glazed window, flame effect gas fire within feature stone fireplace on hearth, shelved alcoves, return staircase to the first floor, and radiator.





Kitchen:

10'9" x 8'10" (3.28 x 2.69)

With range of kitchen base units with complementary worksurfaces, gas hob, electric oven, extraction hood, stainless steel sink with mixer taps, upvc double glazed window, half glazed upvc external entrance door, built in dishwasher, and radiator.



FIRST FLOOR:

Landing:

With gas boiler within stairwell. Access to 2 bedrooms and shower room.

Bedroom 1:

10'3" x 8'3" (3.12 x 2.51)

To the front, double bedroom, upvc double glazed window, and radiator.



Bedroom 2:

8'8" x 7'10" (2.54 x 2.39)

To the rear, small double bedroom, upvc double glazed window, radiator, built in wardrobe.





Shower Room:

With shower enclosure with shower over off the system, pedestal wash hand basin, low flush WC, heated towel rail, part tiled walls.



OUTSIDE:

Forecourt parking to the front of the property, enclosed rear garden with mature shrubs, decked area.



AGE:

Approximately

Directions:

Leave the Bentham office left down the Main Street. turn left at the end of the shops in to courtyard. Honey Pot cottage is on the left-hand side.

Tenure:

Freehold with vacant possession on completion.



Services:

All mains' services are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available from 4 networks.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low **Low** Medium High

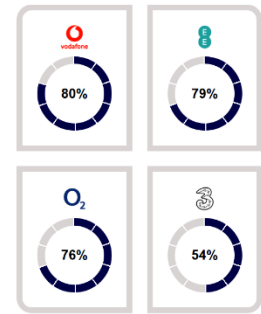
Yearly chance of flooding between 2040 and 2060

Very low Low **Medium** High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

Performance across LA2



This shows the percentage of measurements in the LA2 area that can successfully stream video or make a video call if they have coverage. Performance scores should be considered as a guide since there can be local variations. See our FAQ for more information.

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:

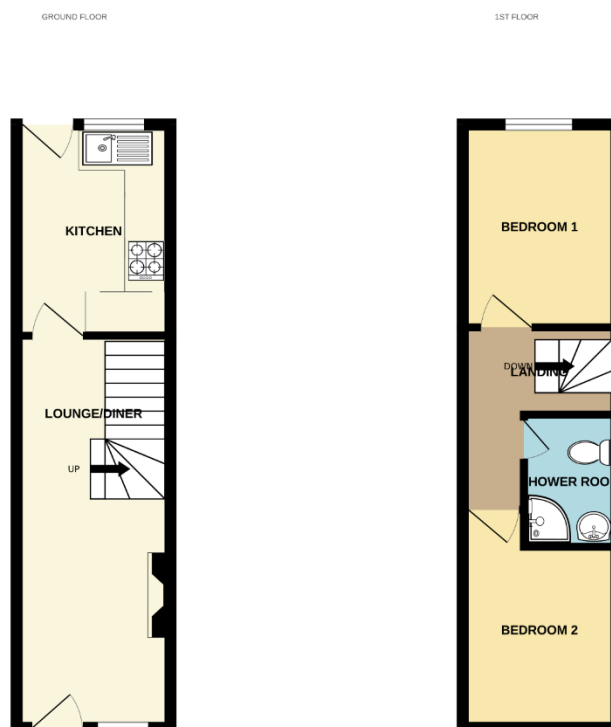
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band “



3 Police Yard Bentham LANCASTER LA2 7HH		Energy rating D
Valid until 6 March 2034	Certificate number 2051-8157-8040-5702-3005	

Property type	Mid-terrace house
Total floor area	49 square metres



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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@neilwrightestateagents.co.uk

King's Arms Buildings
15 Main Street High Bentham
Lancaster LA2 7LG
Tel: 015242 62458
bentham@neilwrightestateagents.co.uk

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