



6 Scholars Rise, LA2 7FR

Price £183,750

Superb 2 bedroom semi-detached bungalow situated on Bowland View - an Extra Care scheme in the heart of the bustling market town of High Bentham.

999 year assignable lease with 998 years remaining. 75% shared ownership. No rent to pay on 75% ownership. Eligibility criteria: Over 65 (over 55 if there is a care need).

This successful Housing 21 development includes an excellent range of onsite facilities and services including: residents lounge; bistro; hair salon; laundry; residents garden; mobility scooter store; greenhouse and flower beds

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The accommodation briefly comprises: entrance hall with storage cupboard; double bedroom; single bedroom; bathroom - ensuite to bedroom 1; good-sized living room and contemporary kitchen with appliances.

Outside, the bungalow has pleasant low maintenance gardens to the front and rear aspects with lawns, borders and patio seating. The rear garden has protected trees with bat boxes and a timber shed. Driveway parking for one vehicle to the front aspect.

High Bentham Location

Bowland View is located in the heart of the town, with an excellent range of amenities within easy reach. These include: shops, bank, Post Office, pubs, bars, GP Surgery and grocery stores. The Co-op is within easy walking distance.

The town has a train station providing connections to Leeds and Lancaster. The A65 can be easily reached and provides access to nearby market towns, including Settle and Kirkby Lonsdale, along with Skipton to the south and Kendal to the north. The M6 at Lancaster can be reached in 25 minutes by car.

On the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, the town is close to the stunning Yorkshire Dales National Park and within easy reach of the Lake District. The coast at Morecambe Bay, is a 30 minute drive.

Property Information

999 year assignable leasehold property with 998 years remaining (Dated: 1/5/22). 75% shared ownership - the maximum available with no rent to pay. Peppercorn Ground Rent. Monthly service charge: £292.55 - subject to annual review. Hourly care charge: £21.90 (£29.92 Bank Holidays). Additional care costs: £26.28 + VAT. Support charges: £16.88 per month. Management fee: £344.00 per annum (included in service charge). Core support charge: £36.18 per week. Buildings insurance: included in service charge. Contents insurance: residents responsible. Council Tax Band C.

Over 65s - 55 if there is a care need.

Entrance Hall



Entrance hall with UPVC double glazed external door to the front aspect. Large storage cupboard. Carpet. Access to both bedrooms, bathroom and living room.

Bedroom 1 13'8" x 10'8" (4.16m x 3.26m)



Good-sized double bedroom with UPVC double glazed windows to the front and side aspects. Carpet. Radiator. Access to:

Bathroom 7'10" x 10'8" (2.38m x 3.26m)



Bathroom with UPVC double glazed window to the side aspect. Suite comprising bath, separate shower, wash hand basin and WC. Extractor. Vinyl flooring. Heated towel rail.

Living Room 16'10" x 11'9" (5.13m x 3.57m)



Good-sized living room with UPVC double glazed window to the rear aspect. Carpet. Radiator. Access to:

Kitchen 10'11" x 10'8" (3.32m x 3.26m)



Contemporary kitchen with UPVC double glazed window to the side aspect and UPVC double glazed external door to the rear aspect. Range of wall and base mounted units. Sink with drainer. Cooker. Hob with extractor over. Space for fridge freezer. Plumbing for washing machine. Cupboard housing gas central heating boiler. Vinyl flooring. Radiator.

Bedroom 2 11'10" x 7'1" (3.60m x 2.15m)



Good-sized single bedroom with UPVC double glazed window to the front aspect. Carpet. Radiator.

Outside



Delightful rear garden with protected trees and bat boxes. Lawn. Timber shed. Front garden with lawn and borders.

Parking



Driveway parking for 1 car.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in

the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure.

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

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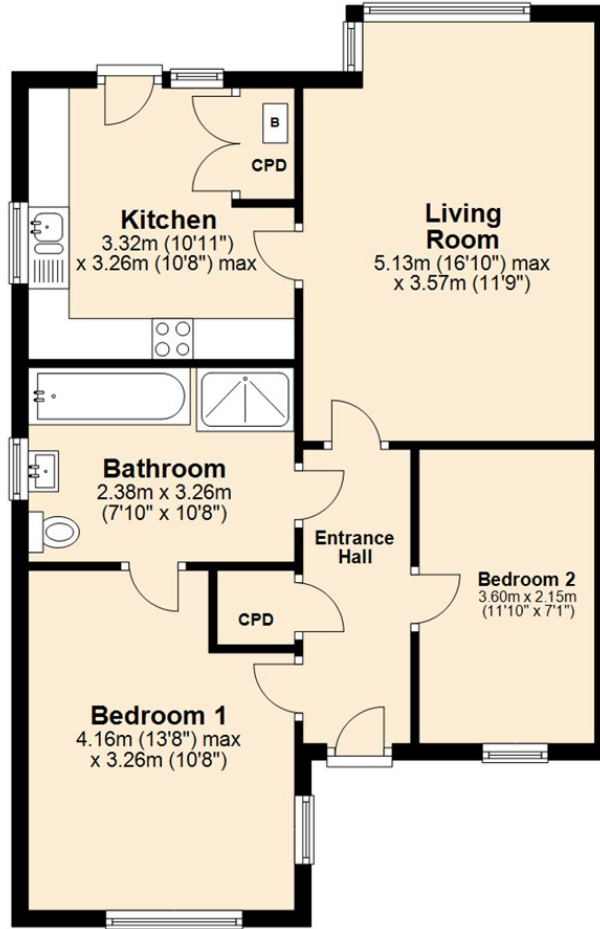
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

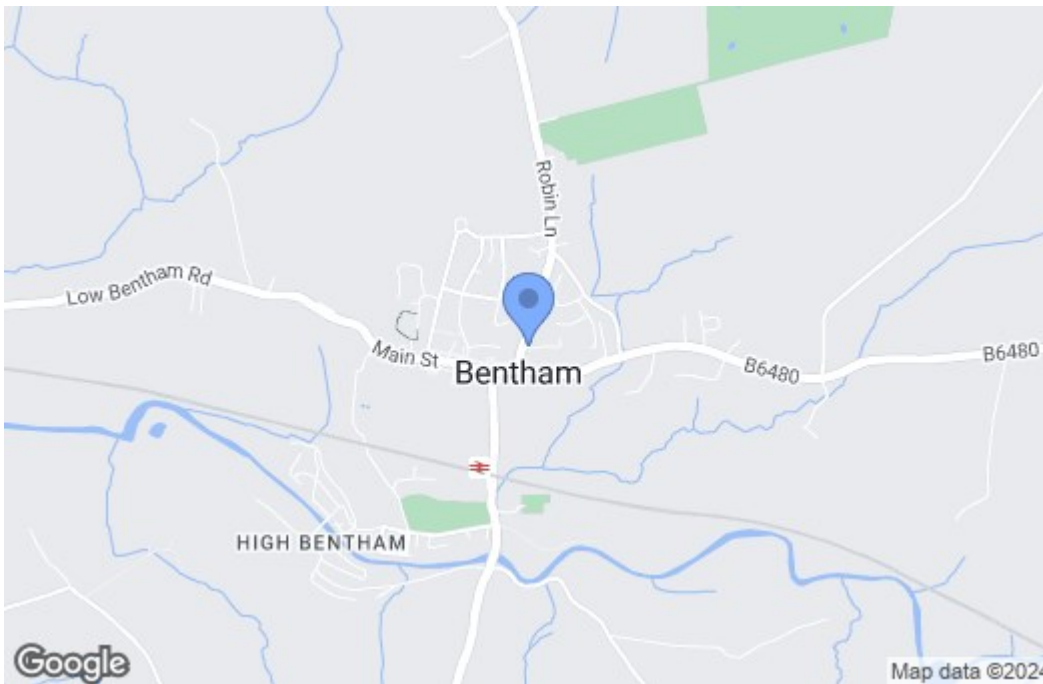
Floor Plan

Floor Plan
Approx. 64.5 sq. metres (694.6 sq. feet)



Total area: approx. 64.5 sq. metres (694.6 sq. feet)
6 Scholars Rise, Bentham

Area Map



Energy Efficiency Graph

