



1 Mews Cottage, Bentham, LA2 7HL **Offers Over £125,000**

1 Mews Cottage is a 3 bed mid terrace house in a central location, close to shops, cafes and a range of facilities. The property is well presented having had a recent makeover, including a new combination boiler installed. There is a small enclosed yard and a parking space, with further free parking close by.

A great starter home or investment property.

1 Mews Cottage



1 Mews Cottage is a three bed mid terrace property in a convenient central location within High Bentham.

The property consists of kitchen, sitting dining room, with three bedrooms and shower room. There is also has a small enclosed yard at the front and a parking space in the courtyard.

1 Mews Cottage is well presented having had a recent makeover and represents a great opportunity to buy a first home or investment property.

High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

Property Information

Freehold. Council Tax Band B. EPC D. Gas central heating and hot water. All mains services.

Ground Floor

Kitchen 14'0" x 9'0" (4.29 x 2.75)



Tile effect vinyl flooring, range of wall and base units, single stainless steel drainer sink with mixer tap, electric oven, electric hob with brushed metal extractor hood, space for fridge / freezer, exposed beam and stone work, double glazed window to front, UPVC door to front.

Sitting Room 17'0" x 14'9" (5.2 x 4.5)



Fitted carpet, radiators, exposed beams, double glazed window to front, stairs to first floor.

First Floor

Landing

Fitted carpet, radiator, stairs to ground floor.

Bedroom 1 14'0" x 9'1" (4.29 x 2.78)



Double bedroom. Fitted carpet, radiator, fitted wardrobes housing gas boiler, double glazed window to front.

Bedroom 2 11'5" x 7'2" (3.5 x 2.2)



Fitted carpet, radiator, double glazed window to front.

Bedroom 3 10'0" x 6'10" (3.07 x 2.1)



Fitted carpet, exposed beams and trusses, velux window.

Shower Room 6'10" x 4'2" (2.1 x 1.29)



Tile effect vinyl flooring, shower cubicle, WC, wash basin, extractor fan.

Enclosed Front Yard



Small enclosed front yard, gas meter, fence and gate. 1 parking space, with free carpark close by.

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.

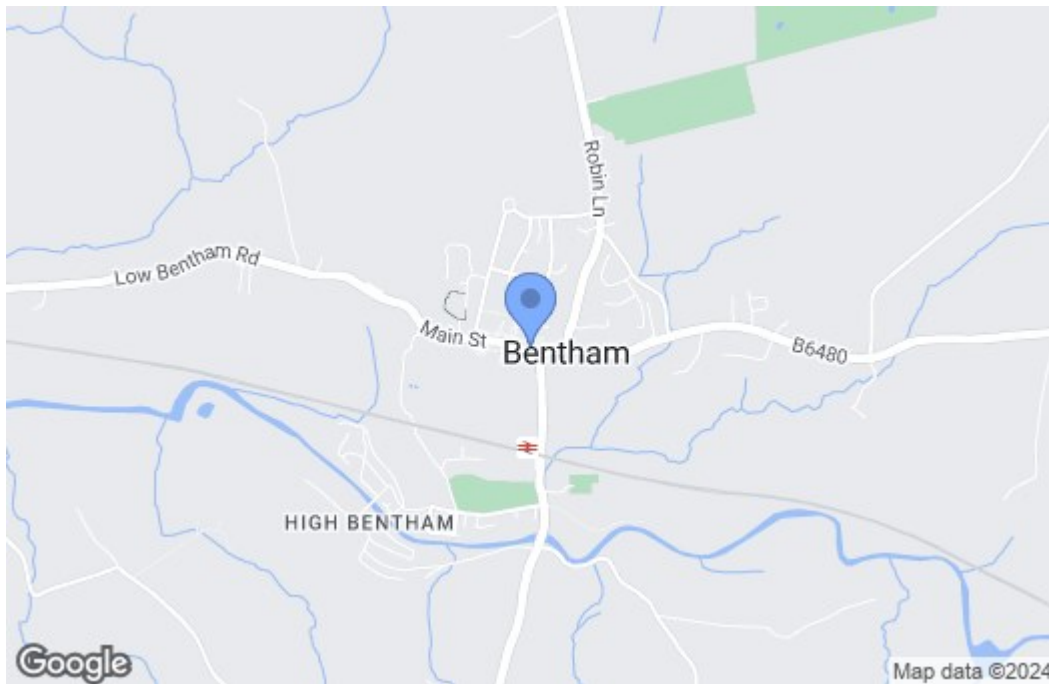
FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

