



3 Rose Cottages Mill Lane, Low Bentham, LA2 7DA
Offers Around £168,000

A charming mid terrace three story, two bed character cottage in peaceful location within Low Bentham with outside space.

An ideal first home, second or holiday home.

Property Description



3 Rose Cottage is a charming three story mid terrace cottage with river views to the rear. The accommodation offers cosy open plan sitting room with kitchen area on the ground floor, double bedroom and bathroom on the first floor, and an attic room and store with vaulted ceiling and velux windows providing natural light. At the front of the property is a low maintenance area, ideal for sitting out.

Low Bentham Location

Low Bentham is located on the western edge of North Yorkshire, close to Lancashire and Cumbria. The stunning Yorkshire Dales National Park is close by, along with the Forest of Bowland - an area of Outstanding Natural Beauty. Both the Lake District and Morecambe Bay can also be easily reached for great day trips. The village has a pub and is just over a mile from a good range of facilities in High Bentham including, shops, pubs, takeaways, bank, post office, primary school and surgery. The town has a train station on the Leeds/Lancaster line. Excellent secondary school options are available at Settle College and QES, Kirkby Lonsdale.

Property Information

Freehold. Council Tax Band A. EPC TBC. Mains electric, water and drainage.

Sitting Room



Open plan sitting room with kitchen area. Fitted carpet, multi fuel fire providing hot water and heating, double glazed window to front, stairs leading to first floor, composite stable door to front

Kitchen Area



Carpet tiles, range of wall and base units, cooker point, plumbing for washing machine, 1.5 sink, space for fridge, double glazed window to rear with river views.

First Floor

Landing

Providing access to bedroom and bathroom. Fitted carpet, stairs to second floor

Bedroom One



Double bedroom. Fitted carpet, radiator, double glazed window to front.

Bathroom



Amtico dark grey Herringbone style flooring, bath with shower over, toilet, wash basin, Victorian style radiator with integral heated towel rail, double glazed window to rear.

Attic Room



Varnished floorboards, radiator, fitted cupboards housing cold water tank and

immersion heater, two velux windows, sizeable store cupboard.

Outside



Low maintenance area to front of property, featuring path and gravelled area with ample room for sitting out, coal bunker.

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

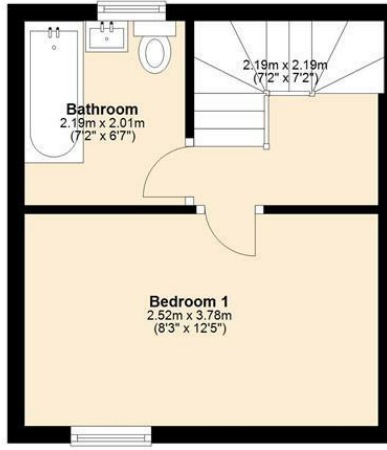
Ground Floor

Approx. 20.2 sq. metres (217.5 sq. feet)



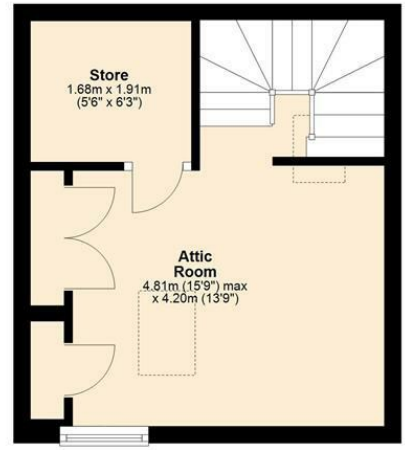
First Floor

Approx. 19.4 sq. metres (208.4 sq. feet)



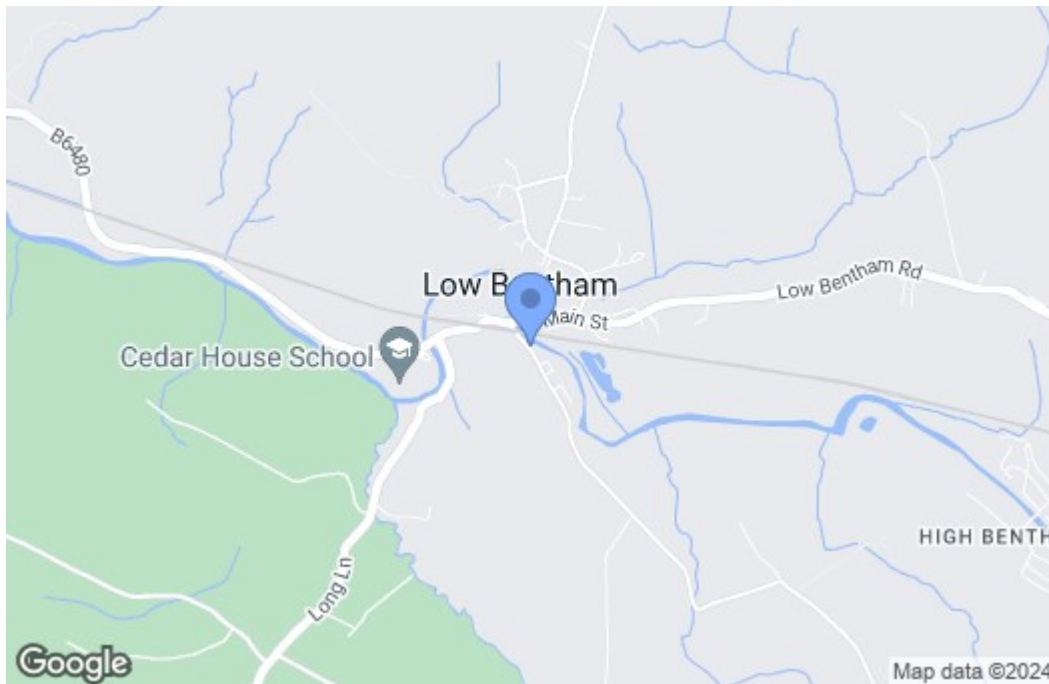
Second Floor

Approx. 20.2 sq. metres (217.5 sq. feet)



Total area: approx. 59.8 sq. metres (643.3 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

