

## **4 Baynes Cottages Burton Road, Lower Bentham, LA2 7EG** **Offers Over £159,000**

A superb 2 bed character cottage in excellent condition, situated in charming village location. Ideal first time buy, holiday home or investment property.

Available without chain.

## Property Description

A well presented character cottage in the attractive and peaceful village of Low Bentham. The property consists of a spacious open plan kitchen sitting room, with two bedrooms on the first floor with shower room. Externally there is on road parking available and a small brick built outbuilding.

## Property Information

Freehold  
Council Tax Band B  
EPC TBC  
All Mains Services

## 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.

## Ground Floor

### Open Plan Kitchen & Sitting Room 10'2" x 10'10" (3.12m x 3.32m)



Fitted carpet, radiator, UPVC double glazed window to front aspect, exposed beam, fireplace, door to front.

### Kitchen Area 11'0" x 10'10" (3.37m x 3.32m)



Vinyl floor, range of wall and base units, electric oven, hob with extractor hood, 1.5 drainer sink, UPVC double glazed window to rear aspect, Under stairs cupboard, UPVC door to rear.

## First Floor

### Landing

Fitted carpet, loft access to unboarded loft.

### Bedroom One 6'6" x 10'10" (2.00m x 3.32m)



Fitted carpet, radiator, UPVC double glazed window to front aspect, fitted wardrobe.

## Bedroom Two 6'9" x 7'10" (2.07m x 2.40m)



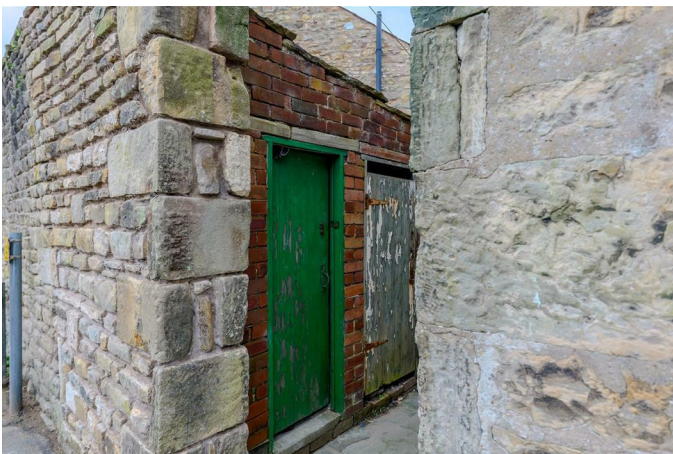
Fitted carpet, radiator, UPVC double glazed window to rear aspect, cupboard housing gas combination boiler.

## Bathroom



Vinyl floor, bath with shower, WC, wash basin, heated towel rail, extraction.

## Outbuilding



Access to brick built store from back and side of property, concrete floor, timber door.

## 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.

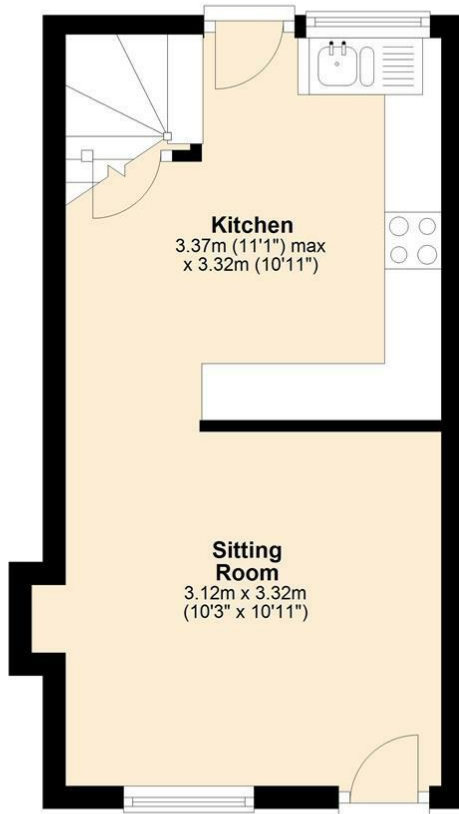
## FLOOR PLANS

Please note, floor plans are not to scale and

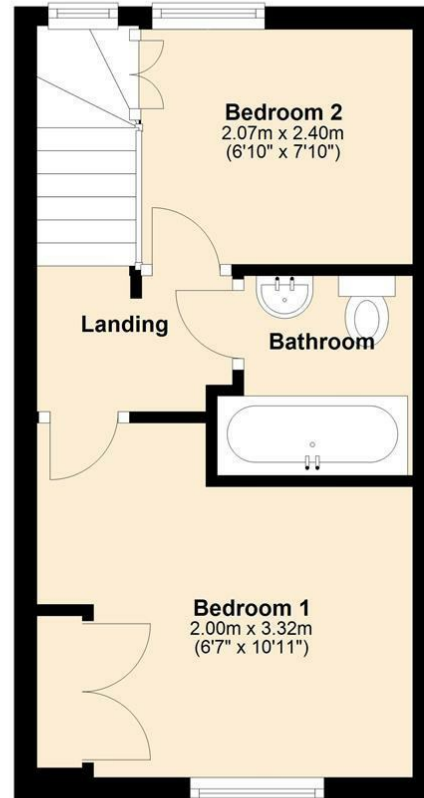
are for illustration purposes only. Plans are produced using PlanUp.

## Floor Plan

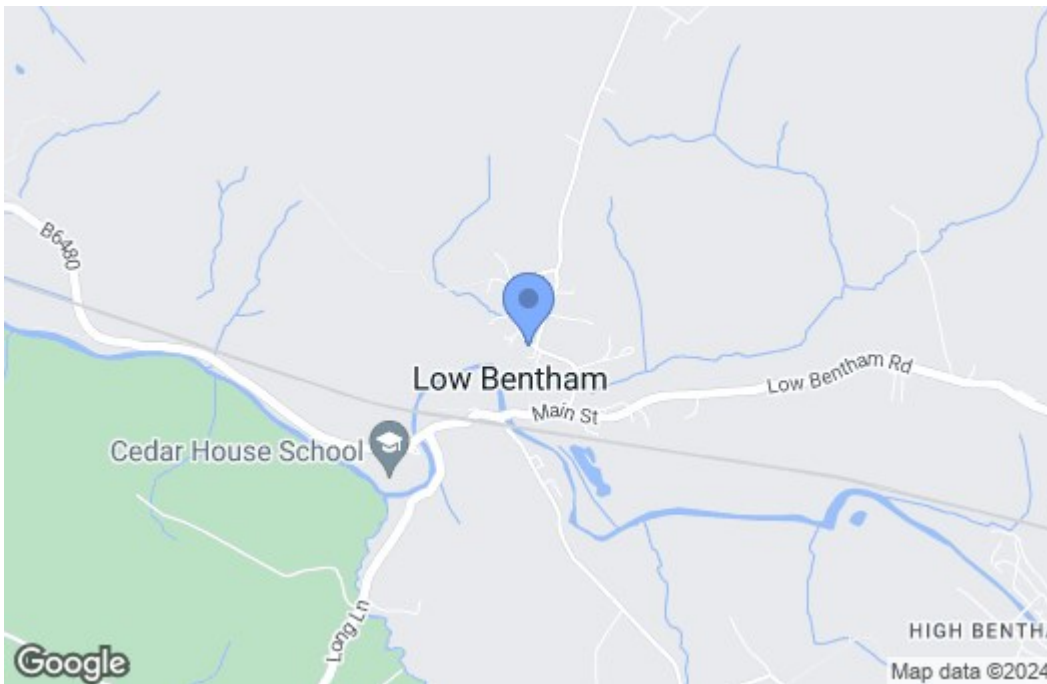
### Ground Floor



### First Floor



## Area Map



## Energy Efficiency Graph

