



## **92 Main Street, Bentham, LA2 7JA Offers In The Region Of £212,000**

Welcome to 5 Pinewood Cottages, a spacious and well-presented 4-bedroom terraced house in the heart of High Bentham.

This charming home, spread over three stories, features a character-filled sitting room with a multi-fuel stove, a modern kitchen diner, and a tiered garden with low-maintenance beds, a pond, and a substantial shed.

Conveniently located near shops and local amenities, off-road parking is available a short distance from the property.

## Property Description



Welcome to 5 Pinewood Cottages, a spacious terraced house nestled in the heart of High Bentham. This charming home is just a short walk from a variety of shops and local amenities. Spread over three stories, the house features a character-packed sitting room with a multi-fuel stove and a generous, well-appointed modern kitchen diner. The first floor hosts two bedrooms and a family bathroom, while the second floor offers two attic rooms.

Externally, the property boasts a generous tiered garden with established, low-maintenance beds, a pond with a water feature, and a substantial shed. Off-road parking is conveniently available a short distance from the property.

## Property Information

Tenure: Freehold  
Council Tax Band B  
EPC Rating D  
Broadband superfast connection  
Gas combination boiler installed June 2020 with Hive heating controls.

## 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.

## Entrance Porch

Steps leading to double glazed UPVC door to entrance porch, tiled floor, double glazed UPVC door to sitting room.

## Sitting Room



Wood laminate flooring, radiator, multi-fuel stove with stone surround, double glazed UPVC window to front aspect with fitted blinds, double glazed UPVC door to the porch.

## Kitchen Diner



Spacious kitchen dining room with tiled floor, range of wall and base units, integrated dishwasher, fridge freezer, double oven, hob, extractor hood, 1.5 stainless steel drainer sink, cupboard housing gas combination boiler, double glazed UPVC window to rear aspect, composite door to back garden.

## First Floor Landing

Tiled floor, radiator, staircases to ground and second floors.

## Bedroom One



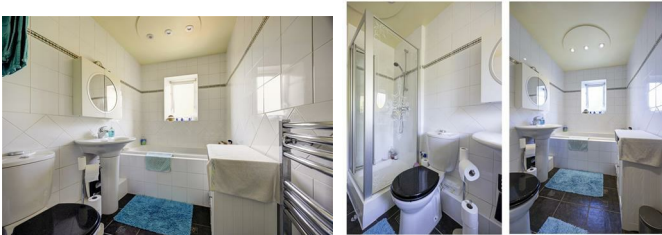
Double bedroom with wood laminate flooring, radiator, double glazed UPVC window to front aspect with fitted blinds .

## Bedroom Two



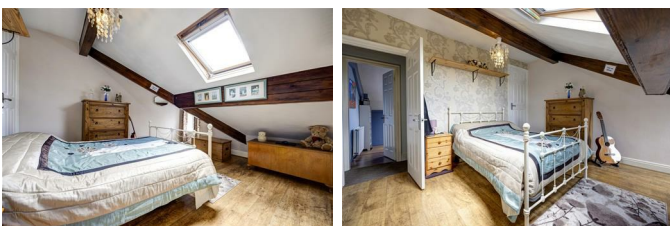
Wood laminate flooring, radiator, double glazed UPVC window to rear aspect.

## Bathroom



Tiled floor, bath, shower cubicle, toilet, wash basin, heated towel rail, UPVC double glazed window.

## Attic Room One



Wood laminate flooring, radiator, cupboard, double glazed UPVC window to front aspect, velux window.

## Attic Room Two



Wood laminate flooring, radiator, eaves store, velux window.

## Garden



A peaceful tiered garden, offering low maintenance established beds, pond with water feature and a substantial shed.

## Parking

Although the property does not have any designated off road parking, there is plenty of parking available just a short walk from the property.

## 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

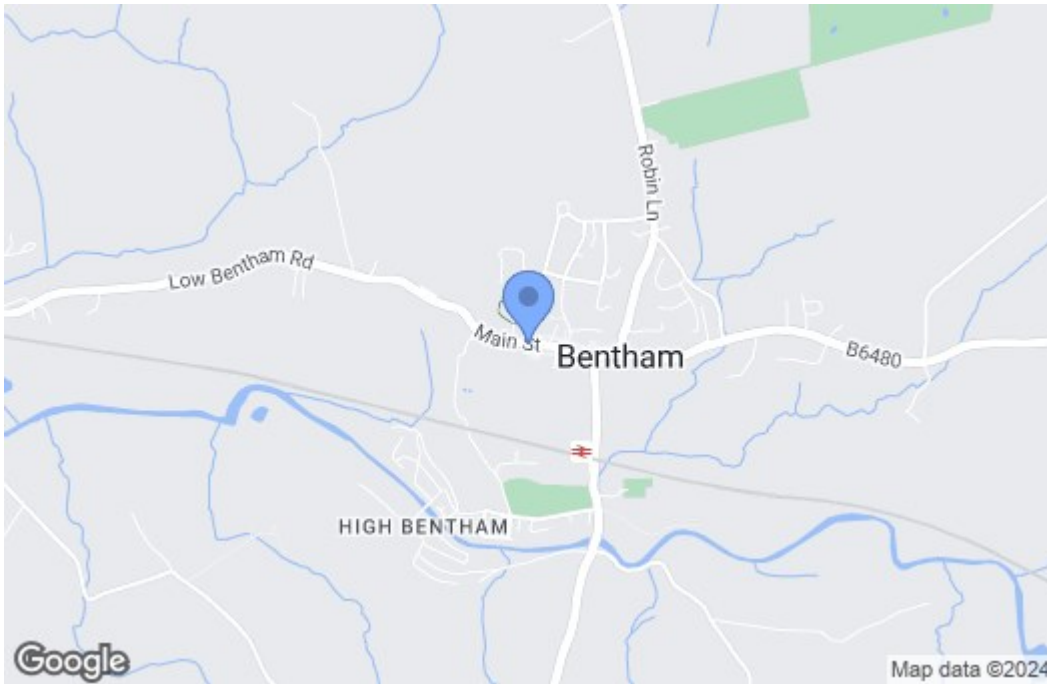
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

# Floor Plan



Total area: approx. 101.8 sq. metres (1095.4 sq. feet)  
**92 Main Street, Bentham**

# Area Map



# Energy Efficiency Graph

