



**77 Main Street, Bentham, LA2 7HP**  
**Offers In The Region Of £235,000**

A superbly presented three bed mid-terrace cottage with spacious sitting room, kitchen diner and three bedrooms and shower room. The property also benefits from a large enclosed rear garden.

## Property Description



Welcome to 77 Main Street, a fully refurbished character three bed cottage in the heart of High Bentham. The accommodation consists of spacious sitting room and kitchen diner with contemporary fitted kitchen on the ground floor with three bedrooms and a shower room on the first floor. Externally there is a large fence enclosed yard, providing a super area for sitting or dining out.

### 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 A  
EPC Rating TBC  
All mains services

### Ground Floor

## Sitting Room



Newly fitted carpet, radiator, double glazed window to front aspect with roller blind, cast iron fireplace, staircase to first floor with under stairs cupboard.

## Kitchen



Spacious kitchen diner with tile effect flooring, range of wall and base units with integrated single oven, gas hob with extractor hood, with space for integrated washing machine, cupboard housing new gas combination boiler, radiator, double glazed window to rear, double glazed patio doors to rear garden.

## First Floor

### Bedroom One



Front double bedroom with newly fitted carpet, radiator, two double glazed windows with roller blinds.



## Bedroom Two



Small double room with newly fitted carpet, radiator, double glazed window with roller blind and velux window.

## Bedroom Three



Small double room with newly fitted carpet, radiator, two double glazed windows with roller blinds and velux window.

## Rear Patio Garden



Large fenced enclosed rear patio garden with gate to rear providing access to ginnel.

## 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

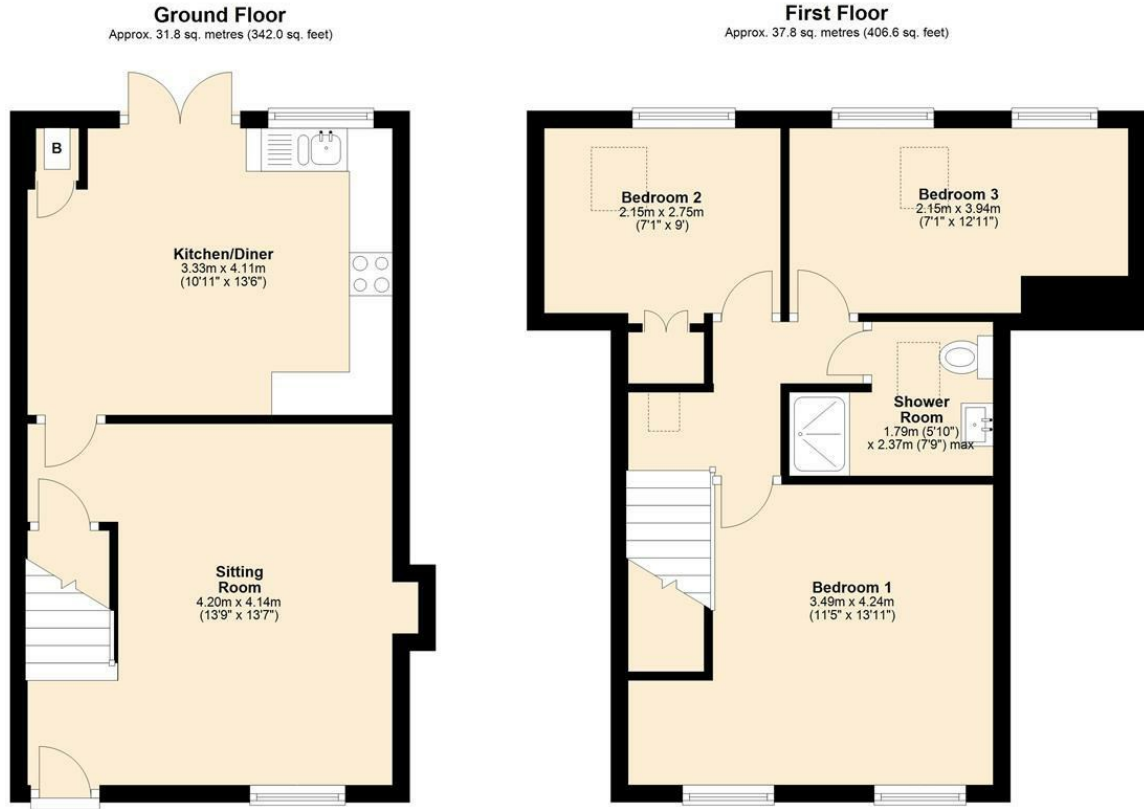
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## FLOOR PLANS

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

# Floor Plan



Total area: approx. 69.6 sq. metres (748.7 sq. feet)  
**77 Main Street, Bentham**

# Area Map



# Energy Efficiency Graph

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

