



## **Honeypot Cottage 3 Police Yard, Bentham, LA2 7HH Offers In The Region Of £189,950**

Honeypot Cottage is a two double bed mid-terrace cottage, currently operating as a successful holiday let business in High Bentham, boasting an open-plan sitting room, modern kitchen, shower room, cobbled off-road parking, and an enclosed garden with established beds and decking, all within walking distance of local amenities. Available without a forward chain.

Viewings highly recommended.

## Honeypot Cottage

Currently used as a successful holiday let business, Honeypot Cottage is a charming mid-terrace cottage in the heart of High Bentham, a short walk from shops, cafes and pubs. The accommodation briefly consists of open planning sitting room with dining area, modern fitted kitchen on the ground floor and two double bedrooms with a shower room on the first floor. Externally there is cobbled off road parking at the front of the property and an enclosed garden to the rear consisting of established beds and decking area.

## Property Information

Freehold property. SBR - TBC. Furnishing and white goods available, subject to separate negotiation. Currently a successful holiday cottage, figures available on request.

## Location

High Bentham is a thriving market town with an excellent range of amenities, these include: shops, Post Office, pubs, bars, GP Surgery and grocery stores. The Co-op has recently been extended and upgraded. The town has a train station providing connections to Leeds and Lancaster. The A65 can be easily reached and provides access to nearby market towns, including Settle and Kirkby Lonsdale, along with Skipton to the south and Kendal to the north. The M6 at Lancaster can be reached in 25 minutes by car. High Bentham has its own modern primary school and excellent secondary education is available at Settle College and QES, Kirkby Lonsdale, with school bus services available. On the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, the town is close to the stunning Yorkshire Dales National Park and within easy reach of the Lake District. The coast at Morecambe Bay, is a 30 minute drive. A popular destination for outdoor pursuits enthusiasts, including cavers, cyclists and hikers.

## Ground Floor

## Sitting Room 20'2" x 8'6" (6.14m x 2.60m)



Spacious sitting room with timber and part glazed external door, fitted carpet, radiator, feature fireplace housing gas flame stove, exposed beams and stonework details, UPVC double glazed window to front aspect, built-in cupboard under window housing consumer unit, stairs with balustrade to first floor.

## Kitchen 10'1" x 8'11" (3.07m x 2.71m)



Modern fitted kitchen with UPVC double glazed external door, UPVC double glazed window to rear aspect, vinyl flooring, radiator, range of wall and base units, stainless steel sink and drainer, integral single oven, gas hob with extractor hood, integral slimline dishwasher, plumbing for washing machine, space for fridge freezer.

## First Floor

## Landing



Stairs to ground floor, fitted carpet, radiator, gas central heating boiler with Nest controls, exposed beam, access to both bedrooms and shower room.

## Bedroom 1 11'8" x 8'6" (3.55m x 2.60m)



Double bedroom with fitted carpet, radiator, UPVC double glazed window to front aspect, feature period fireplace and exposed lintel, exposed beam, loft access.

## Bedroom 2 10'2" x 8'8" (3.09m x 2.63m)



Double bedroom with fitted carpet, radiator, UPVC double glazed window to the rear aspect.

## Shower Room



Contemporary shower room comprising, vinyl flooring, shower cubicle, wash basin, WC, tiled walls, extractor fan, heated towel rail.

## Outside



Cobbled parking area to the front aspect, suitable for 1 vehicle, attractive low maintenance gardens to rear with patio seating, access way around rear of cottages, external tap.

### 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.

### FISHER HOPPER

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Directors: D. Spratt, M. Alexander

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

### FLOOR PLANS

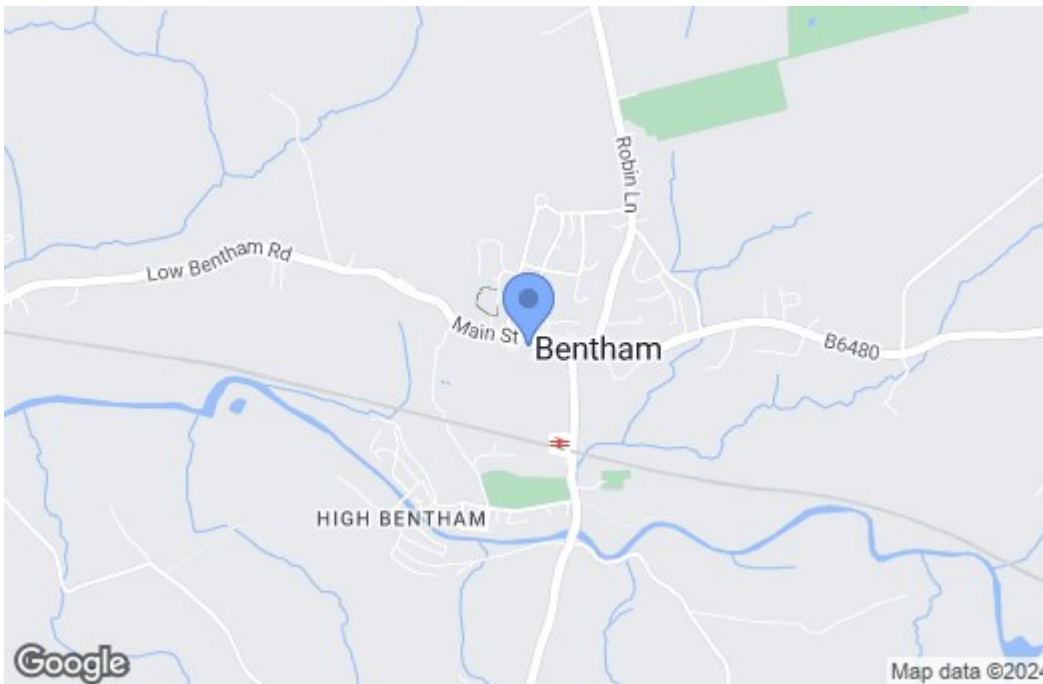
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

# Floor Plan



Total area: approx. 48.6 sq. metres (523.2 sq. feet)  
**Honeypot Cottage, Bentham**

# Area Map



# Energy Efficiency Graph

