

53 Main Street, Bentham, LA2 7HJ Offers In The Region Of £165,000

Spacious three bedroom end terrace property - ideal for let investors/first time buyers. The property would now benefit from updating and is situated in the centre of town, with easy access to all amenities, and parking for one car.

Viewing is essential in order to appreciate the accommodation, which is arranged over 3 floors.

Bentham has a good range of shops, pubs and bars, along with a GP surgery, primary school and train station on the Leeds/Lancaster line. Excellent secondary school options are available at Settle College and QES, Kirkby Lonsdale.

Available with no chain this is a great project for buyers seeking a doer-upper with potential.

Property Description

53 Main Street in High Bentham is an end terrace property offering spacious accommodation over three floors, and consisting of sitting room and kitchen on the ground floor, a double bedroom and shower room on the first floor with two further good size bedrooms on the second floor. The property also benefits from off road parking to the front of the property and a small inclosed bin store nearby.

53 Main Street is an ideal first time buy, second home or investment property with the scope to make some improvements.

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 with flying freehold
Council Tax Band: B
EPC Rating:
£165,000 OIRO

Ground Floor

Sitting Room



Sitting room with fitted carpet, radiator, stove with stone surround and slate hearth, built in fitted cupboard, two double glazed

UPVC windows to both front and side aspects, stairs to first floor, door to kitchen and UPVC door to front.

Kitchen



Vinyl flooring, radiator, range of wall and base units with complementary worktops, single drainer sink, cooker point, space for washing machine and tumble dryer, space for fridge and freezer, double glazed UPVC window to side, UPVC door to side.

First Floor

Landing

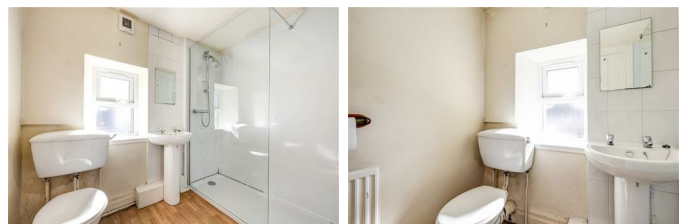
Fitted carpet, stairs to both ground floor and second floor.

Bedroom One



Double bedroom with fitted carpet, radiator, double glazed UPVC window

Shower Room



Wood laminate flooring, wash basin, walk in shower cubicle with glass screen, toilet, airing cupboard, double glazed window with textured glass.

Second Floor

Landing



Fitted carpet, gas combination boiler, stairs to first floor, velux window.

Bedroom Two



Fitted carpet, radiator, double glazed UPVC window to side, exposed beams.

Bedroom Three



Fitted carpet, radiator, double glazed UPVC window to side, velux window.

External

Small enclosed bin store.

Parking

One off road parking space to front of 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.

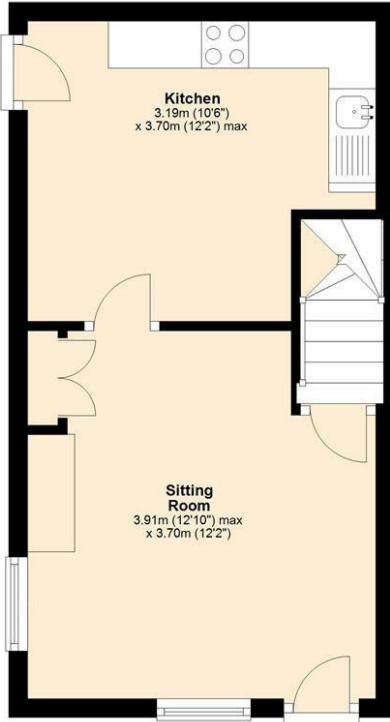
FLOOR PLANS

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

Floor Plan

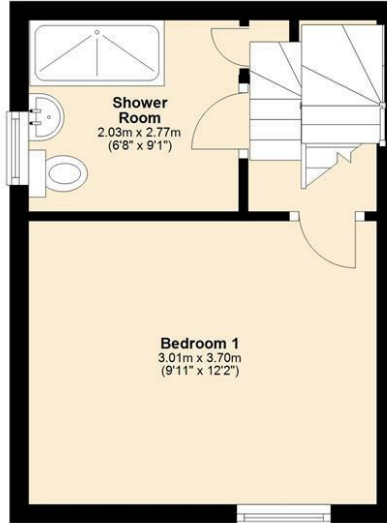
Ground Floor

Approx. 26.6 sq. metres (286.8 sq. feet)



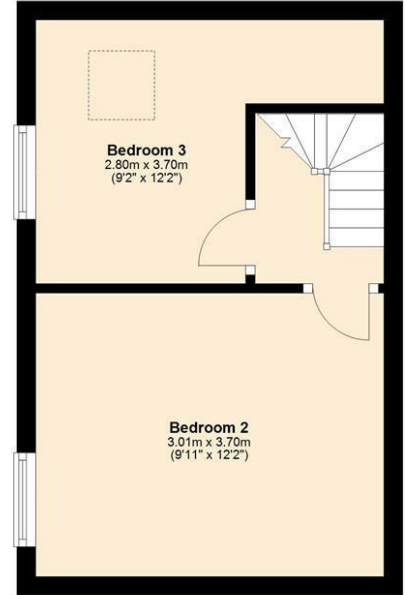
First Floor

Approx. 19.0 sq. metres (205.0 sq. feet)



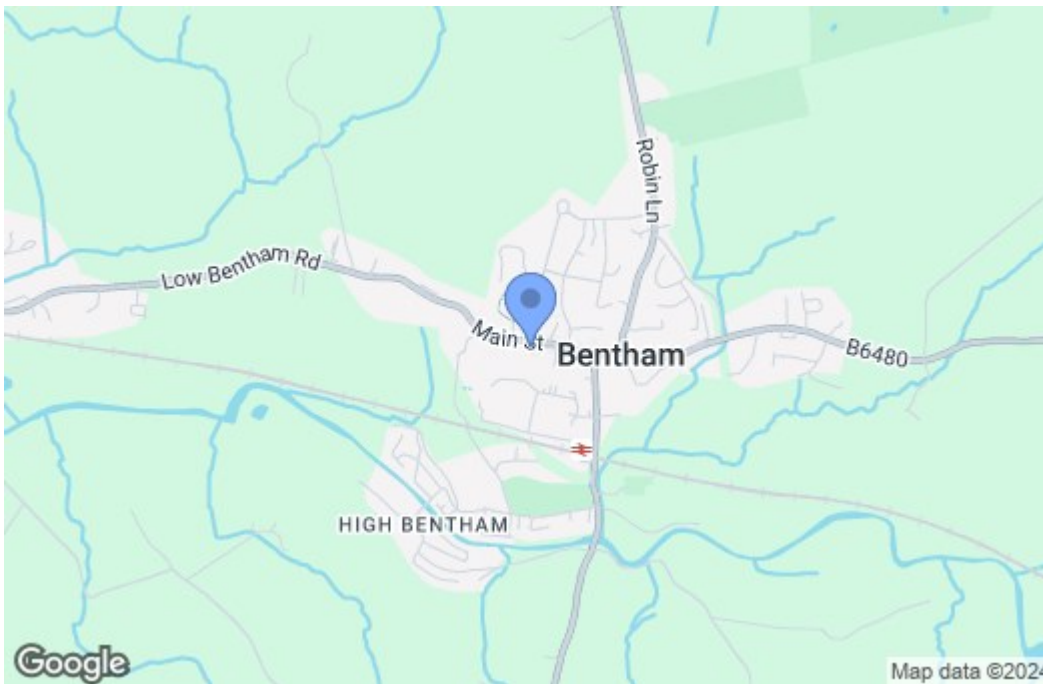
Second Floor

Approx. 22.6 sq. metres (242.9 sq. feet)



Total area: approx. 68.3 sq. metres (734.7 sq. feet)
53 Main Street, Bentham

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 55 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

