



2 Victoria Buildings, Lower Bentham, LA2 7EL
Offers Over £250,000

Three storey Victorian terraced house offering two reception rooms, kitchen, three bedrooms and family bathroom with off road parking and enclosed rear garden.

An ideal family home in desirable village location.

Available without onward chain.

Property Description

2 Victoria Buildings is a charming and substantial Victorian home, thoughtfully arranged over three floors. The ground floor welcomes you with a spacious sitting room, an elegant dining room, and a well-appointed kitchen. Ascending to the first floor, you'll find the main bedroom and a modern bathroom. The second floor completes the accommodation with two additional well-proportioned bedrooms.

This property also boasts a generous enclosed rear garden, perfect for outdoor living, and convenient off-road parking at the front.

A ready-to-move-in family home, offering ample space and comfort throughout.

Property Information

Freehold

Council Tax Band: C

EPC Rating: E

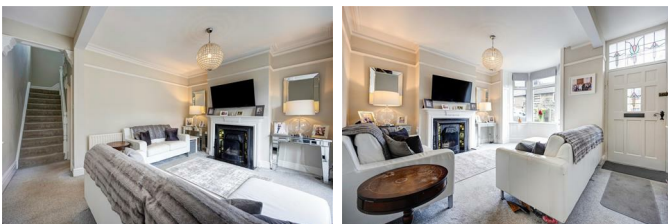
All mains services.

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

Sitting Room 15'2" x 14'10" (4.63m x 4.54m)



Fitted carpet, radiator, open fire with tile

surround, double glazed bay window to front.

Dining Room 12'8" x 11'6" (3.87m x 3.53m)



Fitted carpet, radiator, double glazed window to rear aspect.

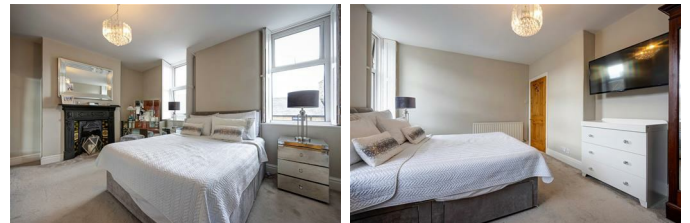
Kitchen



Vinyl floor, range of wall and base units, double oven, hob and extractor hood, integrated fridge, space for washing machine and dishwasher, double glazed window, double glazed patio doors.

First Floor

Bedroom One 11'10" x 15'2" (3.63m x 4.64m)



Fitted carpet, radiator, two double glazed windows to front aspect.

Bathroom



Wood effect vinyl flooring, heated towel rail, double ended roll top bath, wash basin, shower cubicle, toilet, airing cupboard, double glazed window with textured glass.

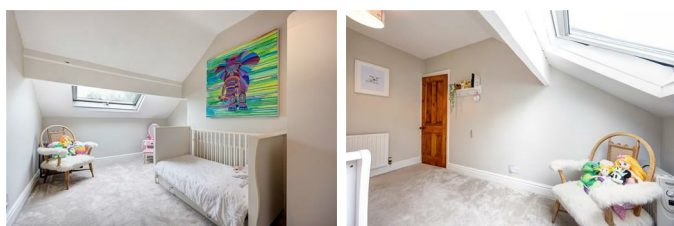
Second Floor

Bedroom Two 12'1" x 11'10" (3.70m x 3.62m)



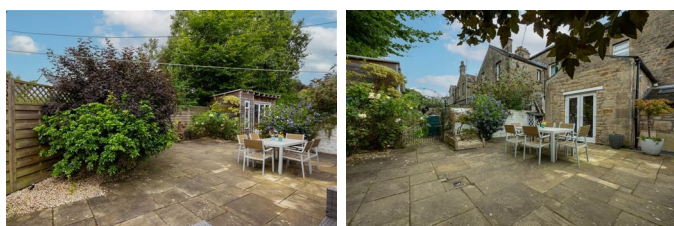
Fitted carpet, radiator, double glazed window to front aspect.

Bedroom Three 12'7" x 8'11" (3.86m x 2.73m)



Fitted carpet, radiator, velux window.

External



To front, parking space for one car

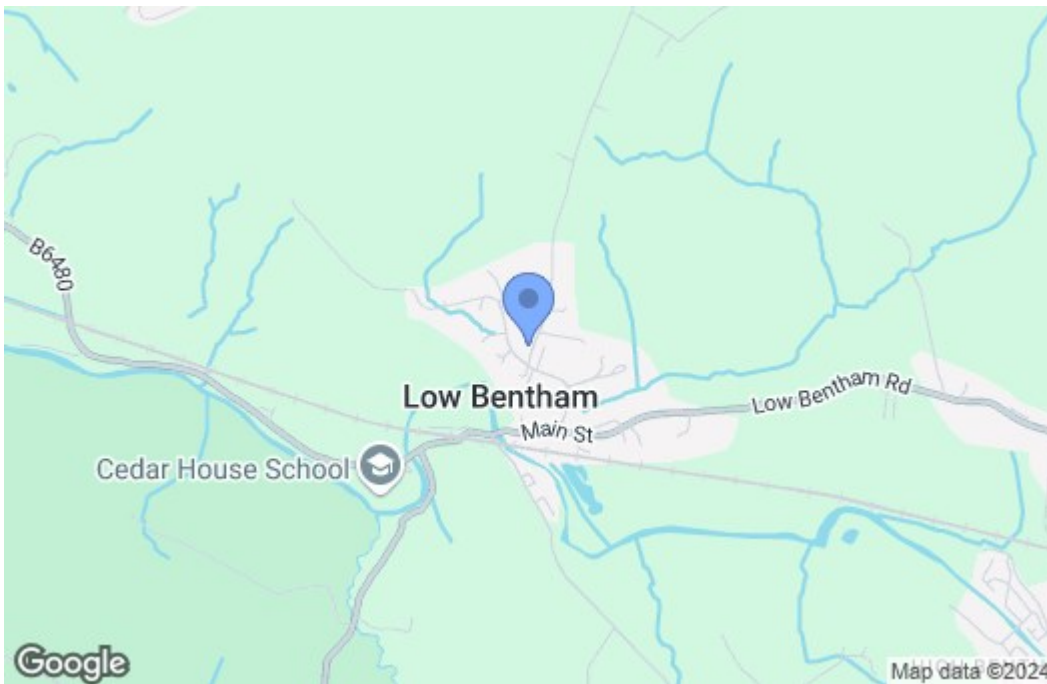
To rear, enclosed patio with established plants.

Floor Plan



Total area: approx. 117.0 sq. metres (1259.4 sq. feet)
2 Victoria Buildings, Low Bentham

Area Map



Energy Efficiency Graph

