



Duck Cottage, 2 Rose Cottages, Mill Lane, LA2 7DA
Offers Over £158,000

A charming 3 storey mid-terrace property in desirable village location and enjoying views over the River Wenning. Offering open plan sitting room and kitchen, family bathroom and two double bedrooms, one with en-suite.

Ideal lock up and leave or first time buy.

Property Description

Duck Cottage is a delightful three-story mid-terrace home with river views. The ground floor features a cosy open-plan sitting room and kitchen area. On the first floor, you'll find a double or twin bedroom and family bathroom, with an attic room on the second floor that includes feature vaulted ceiling and a useful en-suite shower. The front of the property offers a low-maintenance space, creating a perfect area to sit out.

Property Information

Freehold

Council Tax Band: A

EPC Rating: E

Mains Water & Electricity.

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



Quarry tiles, night storage heater, multi-fuel stove recessed in fireplace, double glazed window to front aspect, cupboards, staircase to first floor.

Kitchen



Quarry tiles, base units, oven, hob with extractor hood, plumbing for dishwasher, double glazed window to river view.

First Floor

Bedroom One



Fitted carpet, night storage heater, double glazed window to front aspect.

Bathroom



Tile effect floor, night storage heater, toilet,

wash basin, bath with shower over, double glazed window to rear aspect.

Second Floor

Attic Room



Fitted carpet, night storage heater, double glazed Velux window to front aspect.

En-suite Shower Room



Tiled floor, night storage heater, toilet, wash basin, shower, double glazed Velux window.

Parking

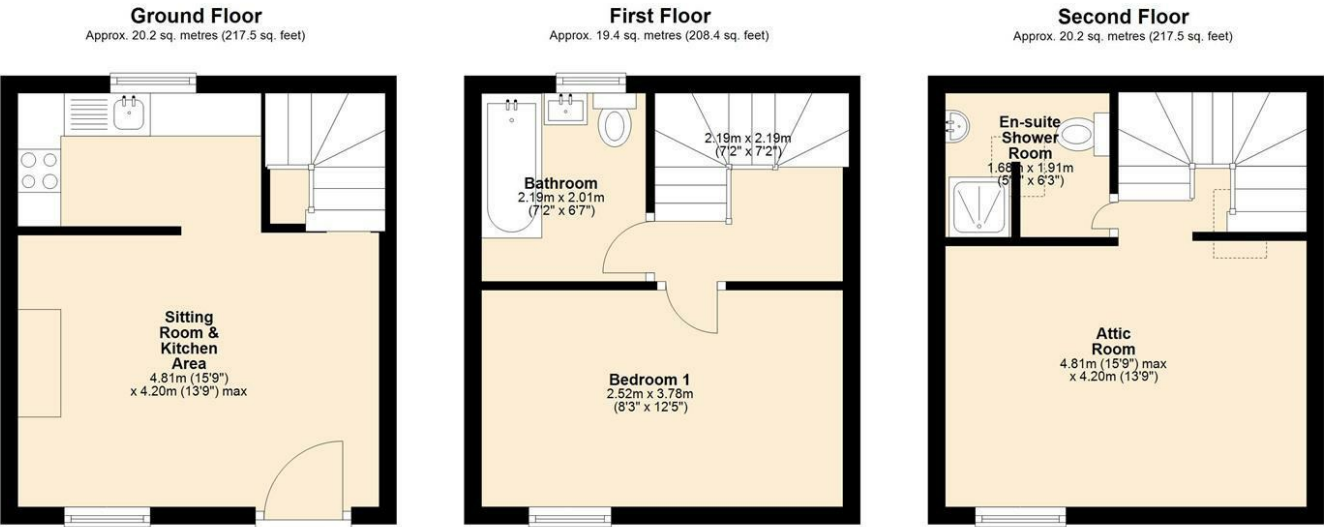
Parking permit available, limited to one space.

External



Enclosed front yard with fence and gate, gravelled area and bin store.

Floor Plan



Total area: approx. 59.8 sq. metres (643.3 sq. feet)

Area Map



Energy Efficiency Graph

