



Cobble Cottage, Burton Road **Offers In The Region Of £175,950**

A 2 Bedroom stone built mid-terrace property in a popular Village with access to The Yorkshire Dales, Lake District & Forest of Bowland.

The property comprises of a kitchen, sitting room, 2 bedrooms and a shower room. Externally there is outside seating area both at the front and rear.

An opportunity to buy an established holiday let, or ideal for first time buyers.

Property Description

A rare opportunity to acquire an established holiday let in the popular village of Low Bentham. With its access to the Yorkshire Dales, Lake District and Forest of Bowland, it is no surprise that Cobble Cottage enjoys excellent occupancy. This well equipped cottage has charming features throughout and could equally serve as a lovely home.

Cobble Cottage is accessed at the front, via a charming cobbled pathway. The property is brimming with character from it's exposed stonework to it's window seats, the ground floor is comprised of a kitchen with original features, cosy living room, with a multi-fuel stove and staircase providing access to the first floor, where you find attractive latchkey doors providing access to one single and one double bedroom, and a shower room.

Externally, there is a yard to the front of the property with space for a bench and at the rear, a south facing, small low-maintenance seating area. The property also benefits from a coal shed to the side of the property with access from the front aspect.

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.

Property Information

Freehold

SBR (No council tax) TBC

EPC Rating D

All mains services

Gas central heating

Contents available by separate negotiation.

Ground Floor

Sitting Room 12'4" x 10'3" (3.76 x 3.12)



Fitted carpet, multi-fuel stove and attractive stone mantle and hearth, shelved alcoves, under stairs cupboard, electricity board and mains gas supply, exposed stonework, UPVC front door and window with window seat to front aspect.

Kitchen 12'2" x 7'6" (3.71 x 2.29)



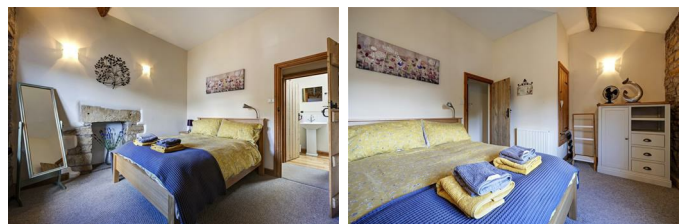
Bespoke fitted kitchen installed 2 years ago featuring fabulous stone flag floor, radiator, range of wall and base units, built-in oven with ceramic hob, single drainer sink, integrated washing machine, fridge with freezer compartment and microwave, combi-boiler, shelved alcove, exposed stonework, UPVC window to rear aspect, wooden stable door to patio area.

First Floor

Hallway

Carpeted stairs providing access to ground floor, charming latchkey doors to upstairs accommodation. Loft Access.

Bedroom One 12'4" x 10'7" (12'5" x Max) (3.76 x 3.23 (3.78 x Max))



Large double bedroom with fitted carpet, radiator, feature fireplace, large built in cupboard, wall lights, exposed stonework and beams, UPVC window with window seat to front aspect.

Bedroom Two 7'4" x 6'4" (2.24 x 1.93)



Single bedroom with fitted carpet, radiator, exposed stonework and beams, wall lights, UPVC window with window seat to rear aspect.

Shower Room 4'4" x 4'4" (1.32 x 1.32)



Wooden flooring, radiator, wash basin, toilet, corner shower, extractor fan, ceiling lights, Velux window.

Exterior

Front

The front of the cottage is accessed via a cobbled pathway rising from Burton Road, space for a bench, secure key safe unit is installed in support of the holiday let operation, includes grass bank directly in front of Cobble Cottage.

Rear



Small, south facing paved seating area, space for a two-seater table catching the sunlight in the afternoon, right of access across back of yard.

Outbuilding

Cobble Cottage has a coal shed, at the end of the row of cottages.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

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

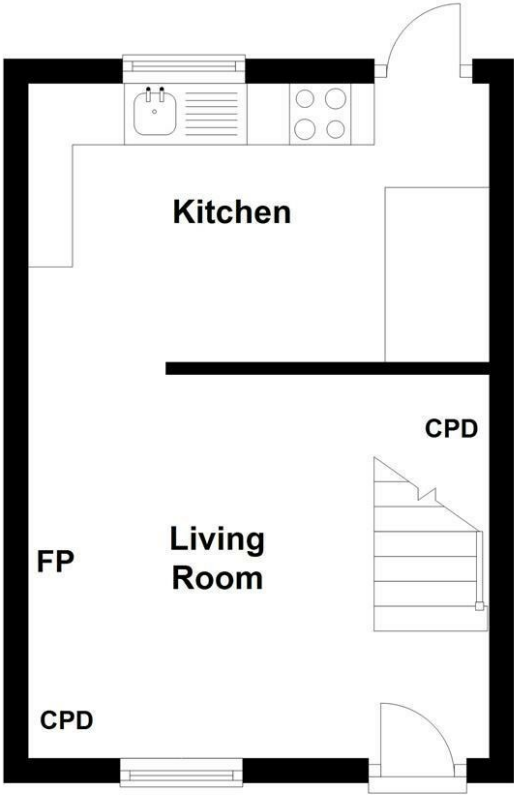
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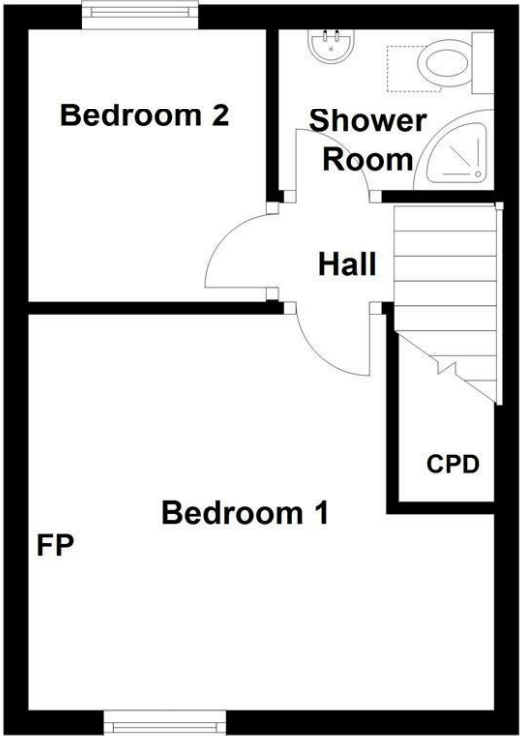
FLOOR PLANS

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

Ground Floor



First Floor



Area Map



Energy Efficiency Graph

