



10 Stonegate Cottage, Lower Bentham, LA2 7DY
Price Guide £170,000

An immaculately presented and spacious two bed house in desirable village location. Conveniently located and just a short journey for a range of shops and services in High Bentham. Benefitting from off road parking space, shared courtyard and a divorced garden.

10 Stonegate Cottage

Welcome to 10 Stonegate Cottage a charming property in the heart of the desirable village of Low Bentham with plenty to offer including off road parking for one vehicle, courtyard and large divorced garden.

The property is immaculate and ready to move in and enjoy, featuring a spacious well appointed kitchen diner with large bay window providing natural day light, a spacious yet cosy sitting room with multi fuel stove and access to the rear courtyard.

On the first floor are two generous double bedrooms and a family bathroom.

10 Stonegate Cottage is an ideal first time, second home or a holiday property investment.

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

Council Tax Band B

EPC Rating D

All mains services

Gas central heating with Hive controls

Contents available via separate negotiation

Kitchen/Diner 11'2" x 14'0" (3.41m x 4.27m)



Tiled flooring, radiator, double glazed bay window, composite door to side, modern fitted kitchen with gloss cream coloured wall and base units with soft close doors and complementary wood style worktops, range of integrated appliances including; fridge, washing machine and drier, Neff single oven, hob and extractor hood, single drainer sink.

Sitting Room 18'1" x 9'10" (5.51m x 2.99m)



Newly fitted carpet in neutral colour, radiator, two double glazed windows to side aspect with views to stream, composite door to shared courtyard and access to divorced garden, recessed stone shelf, recessed multi fuel stove with stone hearth, staircase leading to first floor with small under stairs cupboard.

Landing

Fitted carpet, stairs to ground floor.

Bedroom One 13'3" x 10'4" (4.04m x 3.15m)



Spacious double bedroom with fitted carpet, radiator, loft access, fitted wardrobe, double glazed window with views over courtyard and stream.

Bedroom Two 11'2" x 8'10" (3.41m x 2.68m)



Spacious double bedroom with fitted carpet, radiator, loft access, double glazed window to front aspect.

Bathroom



Tiled floor, wash basin, toilet, bath with shower over, heated towel rail, double glazed window with textured glass.

Parking

Designated parking to side of property.

Shared Courtyard



Charming shared courtyard accessed via sitting room with cobbles and view of beck, providing a quiet seating area.

Divorced Garden



Substantial divorced garden consisting of patio area, gravelled area. Shared storage area with outside 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.

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.

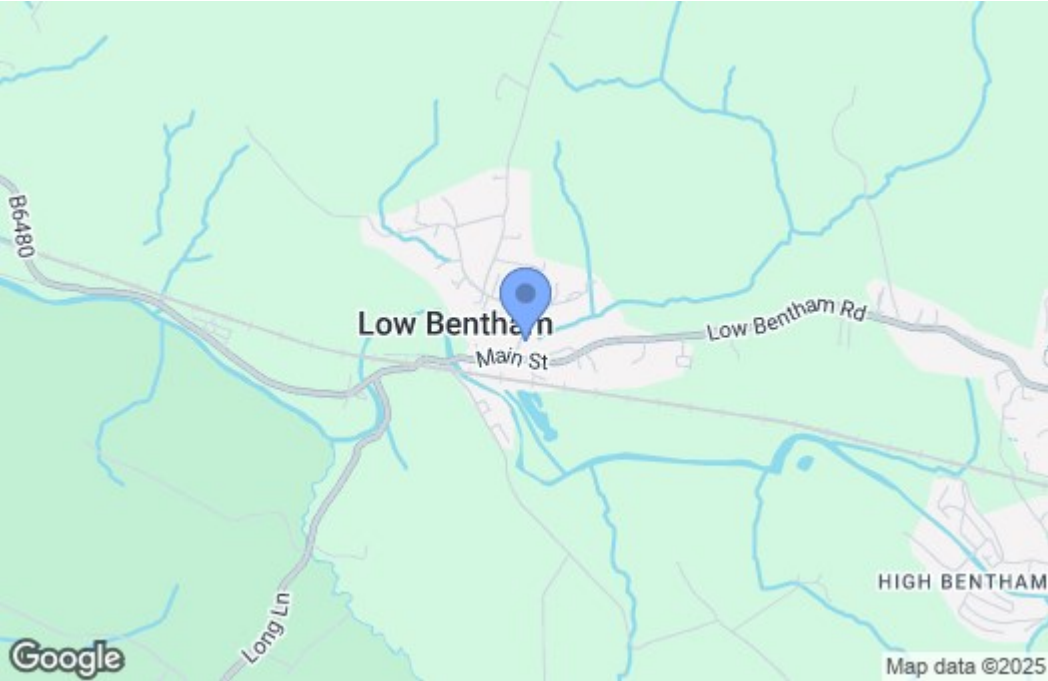
FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

