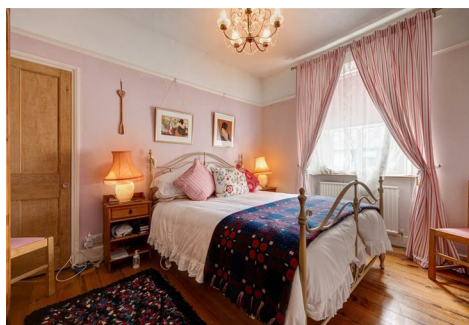




**8 Main Street, LA2 7DU**  
**By Auction £90,000**

This charming Victorian first floor one bed apartment in the village of Low Bentham consists of a spacious sitting room, kitchen, double bedroom and bathroom. Complete with rear courtyard with bin storage.

An ideal first time buy or individual / couple moving in to the area or investment opportunity.

## Property Description

Welcome to Flat 2, 8 Main Street, a superb first-floor Victorian apartment nestled in the heart of Low Bentham. Retaining period features such as stripped pine doors and picture rails, enhancing the character and charm of the property.

Stairs leading up to the front door open into a spacious entrance hall with exposed brick, offering a convenient space for storing shoes. Continuing up, a landing provides easy access to each room. The property features a well-appointed kitchen with a second door leading into a generous sitting room, along with good-sized double bedrooms and a bathroom.

A perfect lock up and leave country retreat or first time buy.

## Property Information

Tenure: Leasehold

Lease: 960 years remaining with peppercorn rent

Council Tax Band: A

EPC Rating: D

Gas Central Heating

All mains services

Restricted courtyard access for ground floor flat

Furniture available upon separate negotiation

## 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.

## First Floor Flat Accommodation

### Entrance Hall

Ceramic tiled flooring, radiator, staircase leading to landing, exposed stone wall,

double glazed door with textured glass to rear aspect.

### Landing

Fitted carpet, heating controls on wall, access to all rooms via period stripped pine doors, staircase down to front door.

### Sitting Room 11'11" x 14'4" (3.62m x 4.36m)



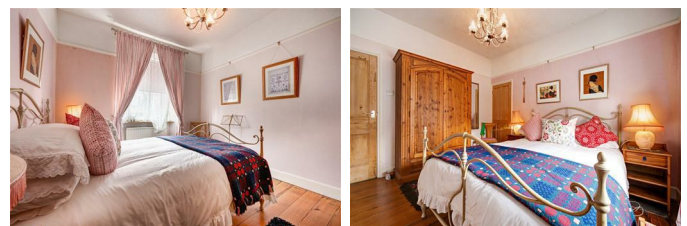
Fitted carpet, radiator, living flame gas fire in wooden surround with marble effect insert and hearth, ceiling rose with chandelier, door to kitchen, original lime waxed door to entrance hall, UPVC double glazed window to front aspect.

### Kitchen 9'1" x 10'5" (2.77m x 3.18m)



Ceramic tiled flooring, radiator, range of wall and base units, plumbing for washing machine and dishwasher, space for dryer, stainless steel single drainer sink, pan rack, integrated whirlpool fridge freezer, electric oven and hob with extractor hood over, space for tumble dryer, plumbing for dishwasher and washing machine, combi boiler, original lime waxed door to hallway, UPVC double glazed window to rear aspect.

### Bedroom One 11'11" x 10'3" (3.62m x 3.12m)



Good sized double room with original stripped and waxed wooden floorboards,

radiator, original Victorian built-in storage cupboard with stripped wooden door, ceiling rose with chandelier, picture rail, original lime waxed door to hallway, double glazed window to front aspect.

### Bathroom



Ceramic tiled flooring, heated towel rail, underfloor heating, wash basin, toilet, bath with hand shower, mirrored vanity unit with internal light, ceiling spotlights, large built in airing cupboard, original lime waxed door, UPVC double glazed window with textured glass to rear aspect.

### External



Path leading round the back of property, wrought iron entrance gate, stone flagged courtyard, stone built storage with separate bin store, wooden shed, wrought iron stairs up to 1st floor flat.

### 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, are required to formally check the

identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:  
<https://shorturl.at/zAqJj>

### 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

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

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.

#### AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

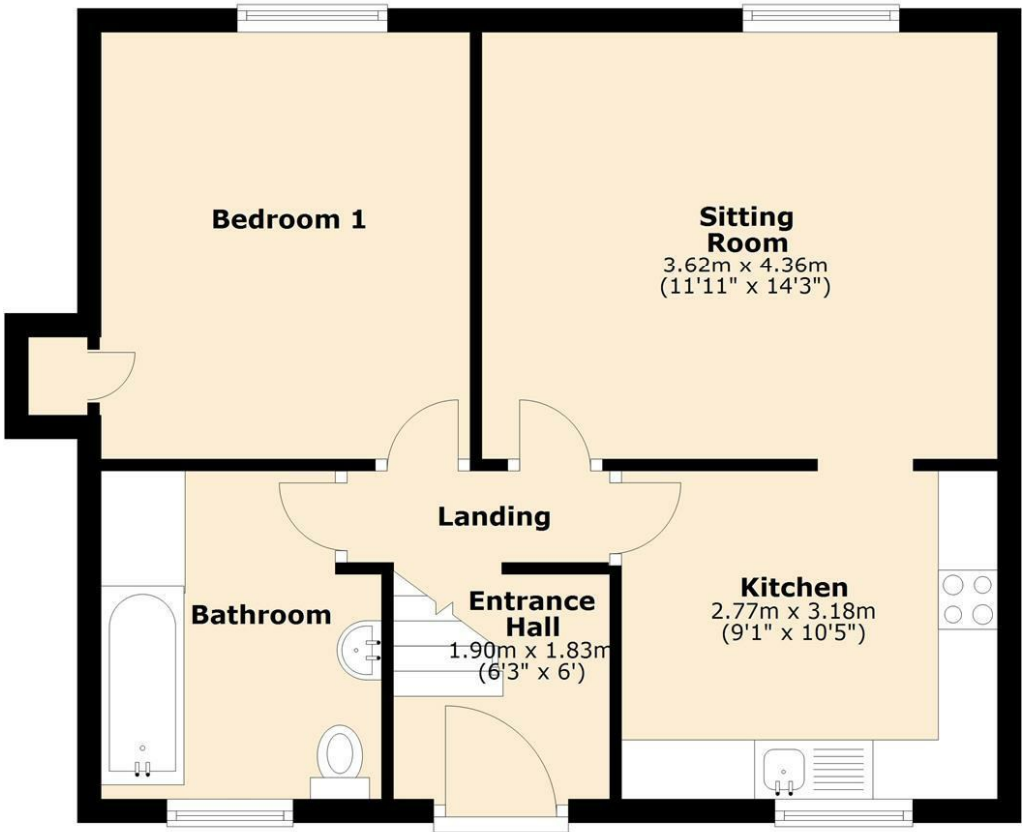
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

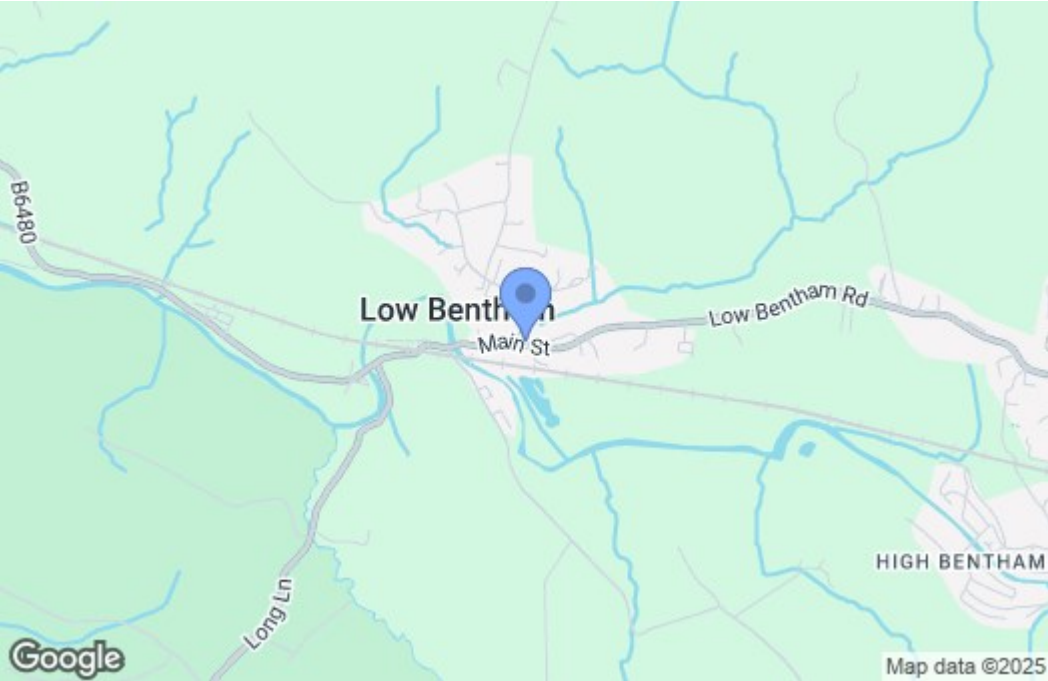
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Ground Floor



Flat 2, 8 Main Street

Area Map



Energy Efficiency Graph

