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estate agents

3 GREENFOOT COTTAGE

£195,000

Low Bentham, LA2 7EQ

A sweet, mid terrace stone and slate period cottage in a central village location.

Open plan living/dining kitchen with double doors out to the rear, a double and a single bedroom, a modern shower room and an attic room/occasional bedroom. Foregarden and rear garden with seating terrace.

Ideal to buy and let out or for those looking to downsize and enjoy the lifestyle and convenience that village living offers.





Welcome to **3 GREENFOOT COTTAGE** **£195,000**

Low Bentham, LA2 7EQ

Here's our TOP 10 reasons to love 3 Greenfoot Cottage:

1. **A mid terrace stone and slate period cottage** in a family friendly and accessible village with a gross internal area of 764 sq ft (71 sq m) to include the attic.
2. **Come on in** to the open plan living/dining kitchen. The living area has a wood burning stove set on a slate hearth. The staircase rises and there is an understairs cupboard. The kitchen area has fitted base and wall units, space for an electric cooker, integral fridge and undercounter washing machine. The dining space is lovely and light and has glazed double doors out to the garden.
3. **Two first floor bedrooms** - double bedroom 1 has a cast iron fireplace and a built-in cupboard. Bedroom 2 is a small single overlooking the rear garden and has a skylight window.
4. **Generous shower room** with recess shelving.
5. **Attic room** - from the landing, there is access to the limited height loft space with two skylight windows.
6. **Outdoor space** - a shared gate into a fore garden with flagged path to the front door. To the rear, is a detached private, fenced and paved seating terrace and garden area. Whilst there is no private parking, there is on road parking on the lane to the front.
7. **A return on your investment** - perfect as a first or second home, you could let it out to help pay the bills when you don't need it.
8. **Low Bentham**, together with neighbouring High Bentham has a good range of local shops, pubs, a range of eateries, churches, post office, florist, co-op, spar as well as a golf course and club house enjoying panoramic views of Ingleborough. More choice is offered in **Ingleton** (3.9 miles) - a tourist destination with a choice of eateries, gift shops, an outside heated pool (open May to September). The ever-popular Cumbrian market town of **Kirkby Lonsdale** (7.6 miles) provides a good range of local facilities with a larger selection available in Settle (12.7 miles), Lancaster (14.4 miles) or Kendal (20.7 miles).
9. **Getting from A-B**, there is a train station in neighbouring High Bentham (excellent!) with services running between Leeds, Skipton, Lancaster and Morecambe. Lancaster has a station on the West Coast Line. Access to the M6 is at J34 (12.3 miles) and onto the A65 (3.9 miles) for travelling east. Airports are at Leeds Bradford (46.6 miles), Manchester (74.8 miles) and Liverpool (79.9 miles).
10. **Great access to the magnificent outdoors** - situated close to the Yorkshire Dales National Park and the Forest of Bowland National Landscape, Low Bentham is ideal for those who enjoy the outdoor life; this is an area where the outdoors can be embraced - popular for caving and potholing with dramatic waterfalls and caves at Ingleton or whether you like to walk, run or cycle, there are many scenic routes on hand with the famous Three Peaks, (Ingleborough, Whernside and Pen-y-Ghent) nearby.





You'll need to know…

- Mains electricity, gas, water and drainage
- Gas central heating with a wood burning stove in the sitting room
- Double glazed windows in wood or uPVC frames
- Banded A for Council Tax purposes with North Yorkshire Council
- Freehold, with vacant possession on completion
- There is a right of way across part of the rear garden for neighbouring properties
- No onward chain

To find the property - from J34 of the M6, take the A683 towards Kirkby Lonsdale. Head through the village of Caton and Claughton and turn right onto the B6480. Continue through Wray and Wennington and into Low Bentham. On entering the village, turn left onto Burton Road (you'll see the Sundial pub on your left) and proceed up the hill. Turn first left onto Greenfoot Lane and No. 3 is on the left, halfway along.

What3words reference: ///cycle.fidgeted.sitting

Money Laundering
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

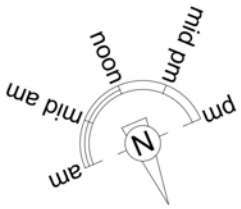
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sales@davis-bowring.co.uk

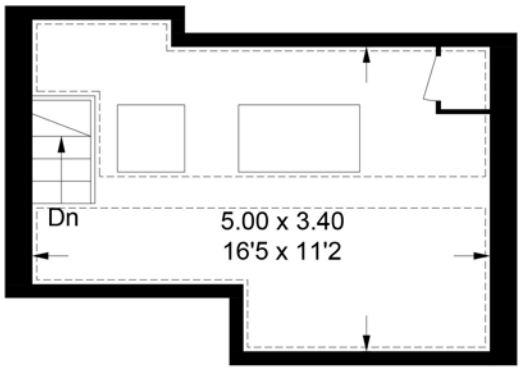
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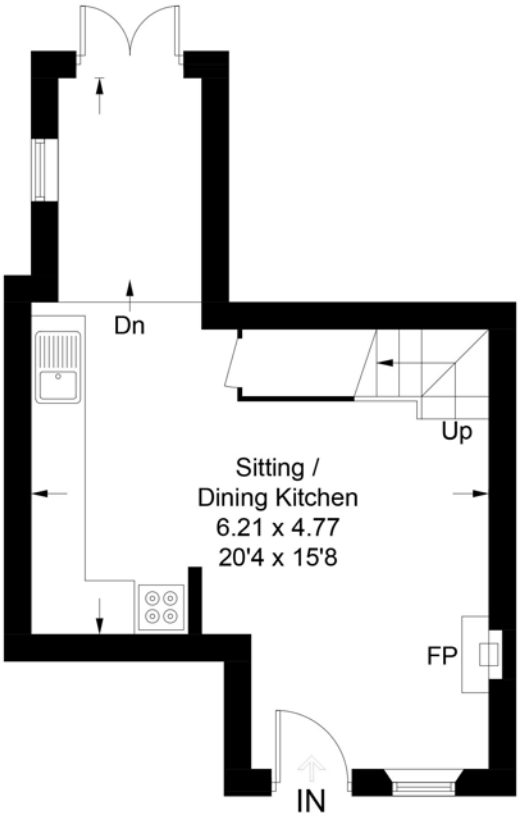
Approximate Gross Internal Area = 71.0 sq m / 764 sq ft
(Including Attic Room)



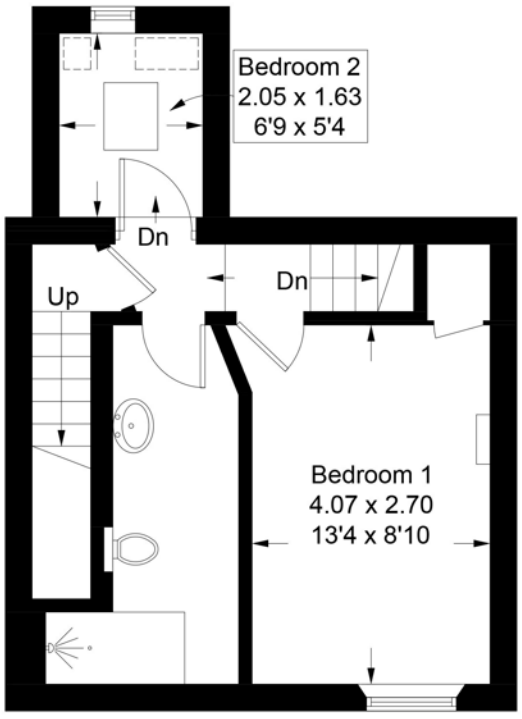


Attic Room

= Reduced headroom below 1.5m / 5'0

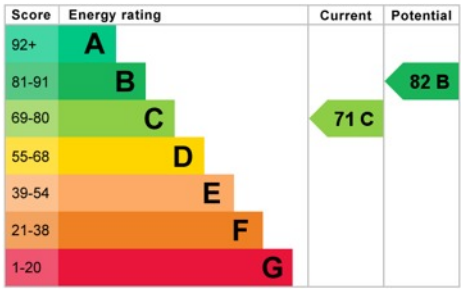


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1335376)



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