



Bentham

£63,000

5 Duke Street, Bentham, Lancaster, LA2 7HT

Welcome to this delightful two-bedroom home in the heart of High Bentham, a thriving market town renowned for its vibrant community and scenic surroundings. Just three years old, this property is not only efficient but also comes with the peace of mind of a warranty, making it an ideal choice for first-time buyers and small families.

Quick Overview

- South Facing Rear Garden
- Excellent Energy Efficiency
- Two Bedrooms & Two Bathrooms
- Modern Accommodation
- Off Road Parking
- Affordable Home Restriction
- Ideal Home for First Time Buyers
- Located in the Sought After Market Town of High Bentham
- Close to Primary School
- Superfast Broadband Available*



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A



Superfast
Broadband



Off Road
Parking

Property Reference: KL3646



Kitchen



Kitchen



Living/Dining Room



Rear Aspect

Step inside to find a welcoming entrance hall that leads you to a modern kitchen, equipped with stylish wall and base units, space for a washing machine and fridge freezer, and complemented by sleek worktops and a practical sink unit. The hall also provides access to a convenient cloakroom with a WC and a handy storage cupboard, ensuring functionality meets style.

The living room is a bright and airy space, perfect for relaxation and entertaining. With double patio doors opening onto a south-facing enclosed rear garden, this room offers a seamless blend of indoor and outdoor living. There's ample space for a dining table, and an additional under-stairs cupboard provides extra storage.

Upstairs, the landing connects to a generously sized main double bedroom, complete with its own en-suite shower room featuring a shower, sink, and pedestal unit. A second well-proportioned double bedroom and a beautifully appointed family bathroom complete the upper level, offering comfort and convenience for all.

Outside, the south-facing garden is a true highlight, featuring a patio area perfect for entertaining or unwinding in the sun. Two designated parking spaces add to the property's appeal.

High Bentham offers a range of amenities, including shops, bars, and takeaways, alongside excellent transport links with a train station on the Leeds/Lancaster line. With access to outstanding schools and surrounded by the stunning landscapes of the Forest of Bowland, Yorkshire Dales, and Lake District, this home offers the perfect blend of modern living and natural beauty. Don't miss the opportunity to make it yours!

Accommodation with approximate dimensions:

Ground Floor

Kitchen 11' 4" x 6' 2" (3.45m x 1.88m)

Living/Dining Room 17' 9" x 13' (5.41m x 3.96m)

First Floor

Bedroom One 13' 1" x 10' 6" (3.99m x 3.2m)

Bedroom Two 13' 1" x 8' 5" (3.99m x 2.57m)

Property Information

Parking Off Road Parking for Two Vehicles.

Tenure Leasehold. Subject to the remainder of a 125 year lease from 2022.

Monthly rent payment is £229.48 pcm

A copy of the lease is available for inspection at the office.

There are restrictions on occupancy and affordability as below:

1. your household income is £80,000 a year or less (£90,000 a year or less in London)

2. You cannot afford all of the deposit and mortgage payments for a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford a new home that meets your needs

Council Tax North Yorkshire Council - Band B

Services Mains gas, water, drainage and electricity.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words ///lifetimes.producing.profited

Viewings Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom One



Bedroom Two



Bathroom

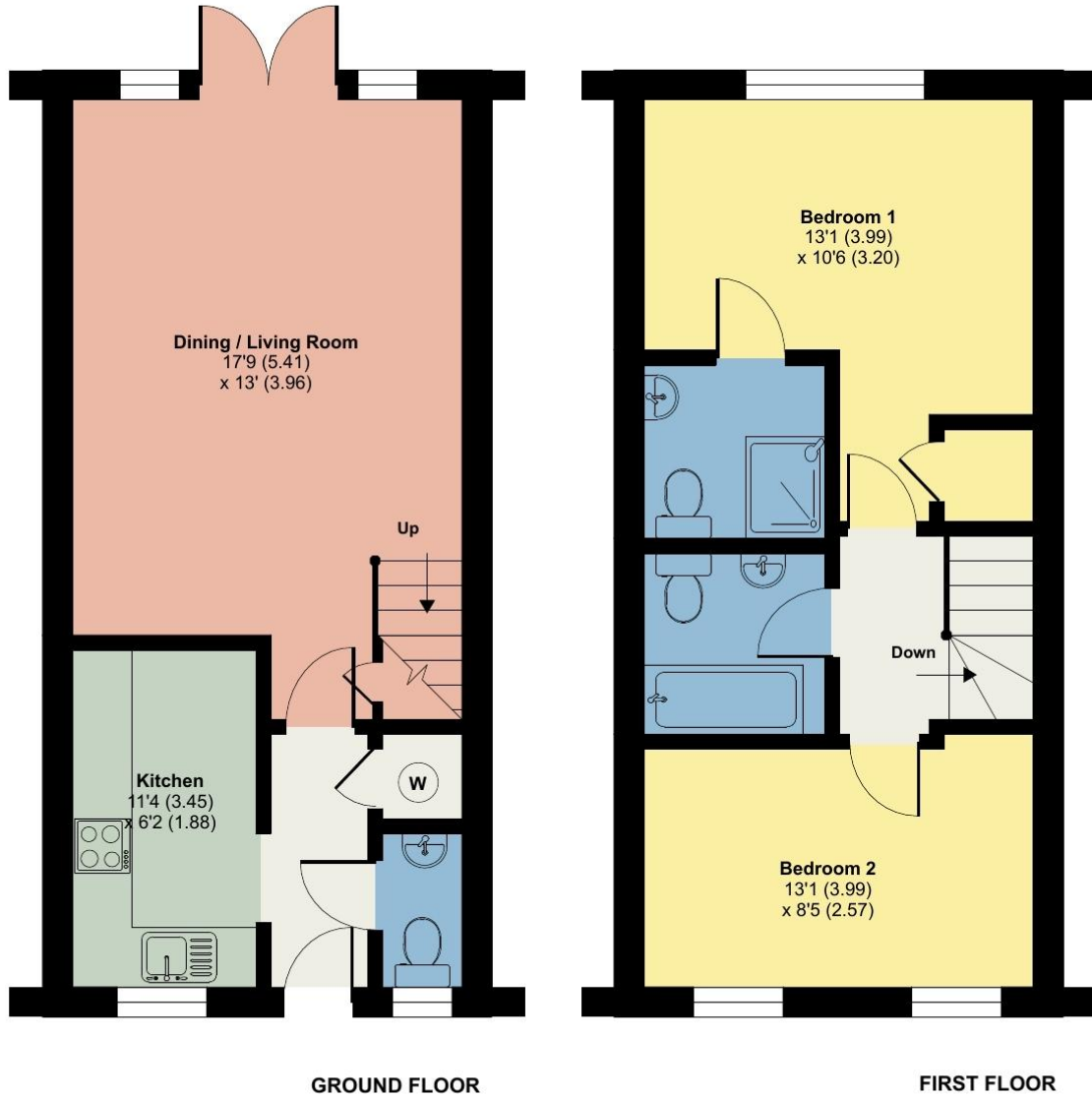


Ensuite Shower Room

Duke Street, Bentham, Lancaster, LA2

Approximate Area = 774 sq ft / 71.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1299371

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