



81 MAIN STREET, HIGH BENTHAM
£175,000



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81 MAIN STREET, HIGH BENTHAM, LANCASTER, LA2 7HP

A charming two-bedroom, stone-built character cottage located in a very convenient position, close to the centre of town.

The property offers well presented, modernised accommodation laid over two floors with many interesting features evident such as exposed stonework, stone fire place etc.

The kitchen is fitted with a modern range of kitchen units and appliances, complemented by a superb four-piece bathroom suite.

Additional benefits include upvc double glazed windows, external doors and gas fired central heating.

Ideal cottage for first time buyer, second home, holiday home or investment prospect.

Well worthy of internal inspection to fully appreciate the size, character and condition.

High Bentham is a popular market town set amidst stunning countryside. The town has all local amenities such as independent shops, pubs, cafes, a town hall, doctor's surgery and convenient transport links to Lees, Skipton and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor:

Lounge, Kitchen.

First Floor:

Landing, 2 Bedrooms, House Bathroom.

Outside

Shared Garden Area.

ACCOMMODATION:

GROUND FLOOR:

Lounge:

18'2" x 9'9" (5.53 x 2.97)

Part glazed upvc external entrance door, upvc double glazed window, return staircase to the first floor, understairs store cupboard, stone fireplace, radiator, access to the kitchen, upvc double glazed gable window.





Kitchen:

18'0" x 7'6" (5.48 x 2.28)

Range of modern kitchen base units with complementary worksurfaces, stainless steel sink with mixer taps, built in electric oven, gas hob, extractor hood, plumbing for washing machine, part glazed upvc external entrance door, 3 upvc double glazed windows, radiator, space for table.



FIRST FLOOR:

Landing:

5'9" x 8'4" (1.75 x 2.54)

Access to two bedrooms and bathroom, loft access, exposed stone wall.

Bedroom 1:

12'7" x 10'9" (3.83 x 3.27)

Double bedroom, upvc double glazed window, radiator.



Bedroom 2:

8'5" x 10'3" (2.56 x 3.12)

Upvc double glazed window, radiator.

House Bathroom:

9'3" x 9'0" (2.82 x 2.74)

4-piece white bathroom suite comprising bath, large shower enclosure with shower off the system, vanity wash hand basin, WC, upvc double glazed window, heated towel rail.



**OUTSIDE:**

Access under the archway to shared garden area.

**AGE:**

Approximately 1850's

Directions:

Leave the Bentham office left down the Main Street, past the Spar and number 81 is on the left-hand side. A For Sale Board will be erected.

Tenure:

Freehold with vacant possession on completion.

Flying Freeholds:

The property is subject to some areas of flying freeholds.

Services:

All mains' services are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is good.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that it is low.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.



N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. 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 the address. These can be provided in the following ways: by calling into the 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 offer procedure.

81, Main Street Bentham LANCASTER LA2 7HP		Energy rating D
Valid until 16 October 2029	Certificate number 9344-2833-6202-9691-3875	
Property type	Mid-terrace house	
Total floor area	70 square metres	

Local Authority:
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'A'



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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