FISHER HOPPER
ESTATE AGENTS

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2 The Terrace, LA2 7EH

Offers In The Region Of £215,000

Characterful Three-Bedroom Home with Fantastic Potential

A charming three-bedroom mid-terrace home arranged over three floors, offering a wonderful blend of original character and exciting potential. With exposed beams, original flooring and a cosy wood-burning stove, the property has plenty of warmth and personality, while offering scope for modern touches to make it truly your own. With a spacious kitchen, three double bedrooms, a dressing room and low-maintenance front and rear yards, this is an appealing home for families, first-time buyers or those looking for a character property with potential.

Property Description

Mid-terrace 3-bedroom home with character features, spread over three floors. Retaining many original features, including exposed beams and original flooring, this property is now ready for some modern touches to make it your own.

Upon entering, you are welcomed into a charming sitting room with a wood-burning stove, which opens seamlessly into a spacious kitchen, creating a warm and inviting living space.

The first floor comprises a double bedroom and a dressing room, alongside a family bathroom, while the second floor features two generous double bedrooms.

Outside, the property offers small front and rear yards, perfect for outdoor space in a low-maintenance format. Ideal for young or growing families looking for a home with character and potential.

Property Information

Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Services: All mains
Broadband: Speeds available up to 1000mbps

Low Bentham Location

Low Bentham is a charming village situated on the western edge of North Yorkshire, close to the borders of Lancashire and Cumbria. The spectacular Yorkshire Dales National Park lies nearby, along with the Forest of Bowland—an Area of Outstanding Natural Beauty. Both the Lake District and Morecambe Bay are also within easy reach, offering excellent options for day trips and outdoor activities.

The village itself has a welcoming pub and is just over a mile from the wider amenities of High Bentham, which include shops, pubs, takeaways, post office, primary school, and medical surgery. High Bentham also benefits from a train station on the Leeds to Lancaster line, providing convenient rail connections.

For families, there are excellent secondary school options at Settle College and Queen Elizabeth School in Kirkby Lonsdale.

Ground Floor

Sitting Room

Fitted carpet, radiator, stone fireplace with slate hearth, shelved alcove, staircase to first floor with understairs cupboard, exposed beams, double glazed window to rear aspect.

Kitchen/Diner

Stone flagged flooring, radiator, range of wall and base units, ceramic sink, extractor hood, space for cooker, integrated cupboard, washing machine and dishwasher, coat hooks, exposed beams, double glazed window and stable door to front aspect.

First Floor

Landing

Timber floorboards, access to bedroom 1 and 4.

Bedroom One

Double room with timber flooring, radiator, double glazed window to rear aspect.

Dressing Room

Single room with timber floorboards, radiator, pulley clothes airer, internal window.

Bathroom

Painted timber floorboards, 1 radiators, wash basin, toilet, bath with waterfall shower over, fitted cupboard housing boiler, exposed beams, internal window, 2 double glazed windows to front aspect.

Second Floor

Bedroom Two

Double attic room with timber floorboards, radiator, fitted shelves, eaves storage, exposed beams, two Velux windows.

Bedroom Three

Double attic room with timber floorboards, radiator, eaves storage, exposed beams, Velux window.

External

Front

Flagged yard with stone wall, access to properties on The Terrace.

Rear

Gravelled rear yard, shed and woodstore.

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, a non refundable onboarding fee of £25.00 (inc. VAT) per person 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 an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.
Lakes Mortgages of £250.00 + VAT for all successful introductions.

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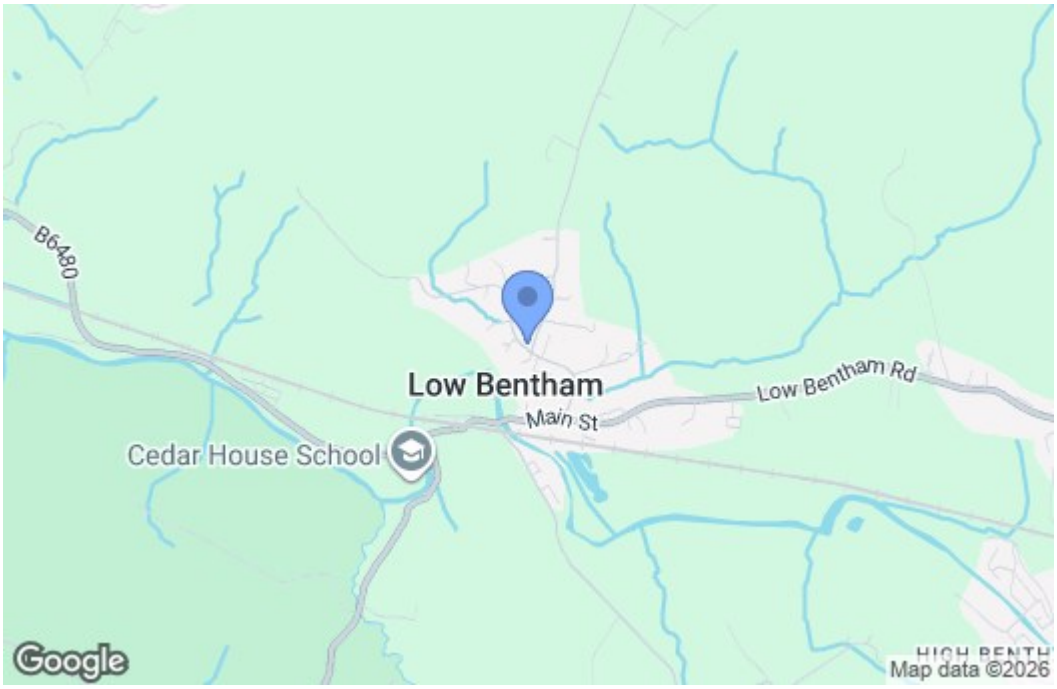
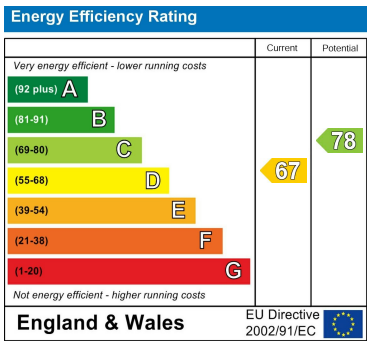
FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

Area Map



Energy Efficiency Graph