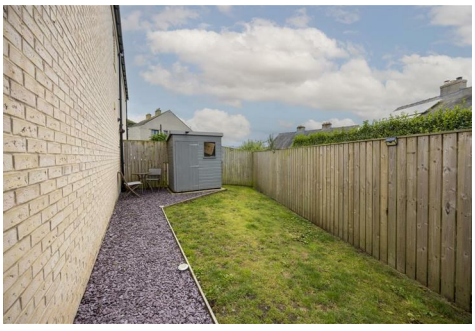
FISHER HOPPER
ESTATE AGENTS

43 Main Street, Bentham,
North Yorkshire, LA2 7HJ
015242 62044
property@fisherhopper.com
www.fisherhopper.com









7a Lakeber Drive, LA2 7JG

Price £101,500

A modern and energy-efficient one-bedroom semi-detached home available on a 50% shared ownership basis, situated in a quiet yet convenient High Bentham location. Offering open-plan kitchen/dining/living accommodation, a double bedroom, downstairs cloakroom, enclosed garden and allocated parking with EV charging point, this is an ideal first home for a single buyer or couple.

Property Description

A fantastic opportunity to purchase a modern, energy-efficient one-bedroom semi-detached home, ideally situated in a quiet and convenient location just a short walk from the main street in High Bentham.

The property briefly comprises an entrance hall with access to a useful downstairs cloakroom and a spacious open-plan kitchen, dining and living area, creating a bright and sociable space for everyday living and entertaining.

To the first floor, the landing leads to a generous double bedroom and a modern house bathroom.

Outside, the property benefits from a small enclosed garden, providing a pleasant private outdoor space, together with an allocated parking space featuring an EV charging point. There is also the added benefit of a visitor parking space shared with the neighbouring property.

Offering well-presented accommodation, private outdoor space and allocated parking, this would make an excellent first home for a single buyer or couple looking to take their first step onto the property ladder.

Property Information

Council Tax Band: B
EPC Rating: A
Services: All mains, gas central heating
Heating: Independently controlled heating to upstairs and downstairs
Solar Panels: Feed-in-tariff
Broadband: Speeds available up to 40mbps

Lease Information

50% Shared Ownership, staircasing up to 80%
Tenure: Leasehold
Lease Length: 125 years
Years Remaining: 121 years
Rent: £148.84 with review

High Bentham Location

High Bentham is a vibrant market town offering a good variety of shops, bars, and takeaways. The town benefits from a well-regarded primary school, a medical surgery, and a train station on the Leeds–Lancaster line, providing excellent connectivity.

Families can access excellent secondary education within the catchment areas of Queen Elizabeth School in Kirkby Lonsdale and Settle College. Both of these nearby market towns feature Booths supermarkets and a charming mix of independent shops.

High Bentham is conveniently located about 30 minutes by car from Kendal and Lancaster, with easy access to the M6 motorway. Situated on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, it also offers close proximity to the Yorkshire Dales, Lake District, and Morecambe Bay—perfect for scenic day trips and outdoor adventures.

Ground Floor

Entrance Hall



Wood laminate flooring, radiator, door to cloakroom, double glazed door with textured glass to front aspect.

Cloakroom

Wood laminate flooring, heated towel rail, wash basin, toilet, double glazed window with textured glass.

Open Plan Living

Living Area



Wood laminate flooring, 2 radiators, staircase to first floor with under stairs cupboard, double glazed window to front aspect.

Kitchen Area



Range of wall and base units, single drainer sink, integrated oven and electric hob with extractor hood over, space for fridge and washing machine, boiler.

First Floor

Landing

Fitted carpet, walk in wardrobe, double glazed window with textured glass.

Bedroom



Large double room with fitted carpet, radiator, loft access - part boarded, 2 double glazed windows to front aspect.

Bathroom



Tiled flooring, heated towel rail, wash basin, toilet, bath with shower over, wall mounted vanity unit, double glazed window with textured glass.

External

Garden



Private enclosed yard with lawn and slate path, space for shed.

Parking

Parking for one car with EV charging point to front plus one visitor parking space shared with 7b to the rear.

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.

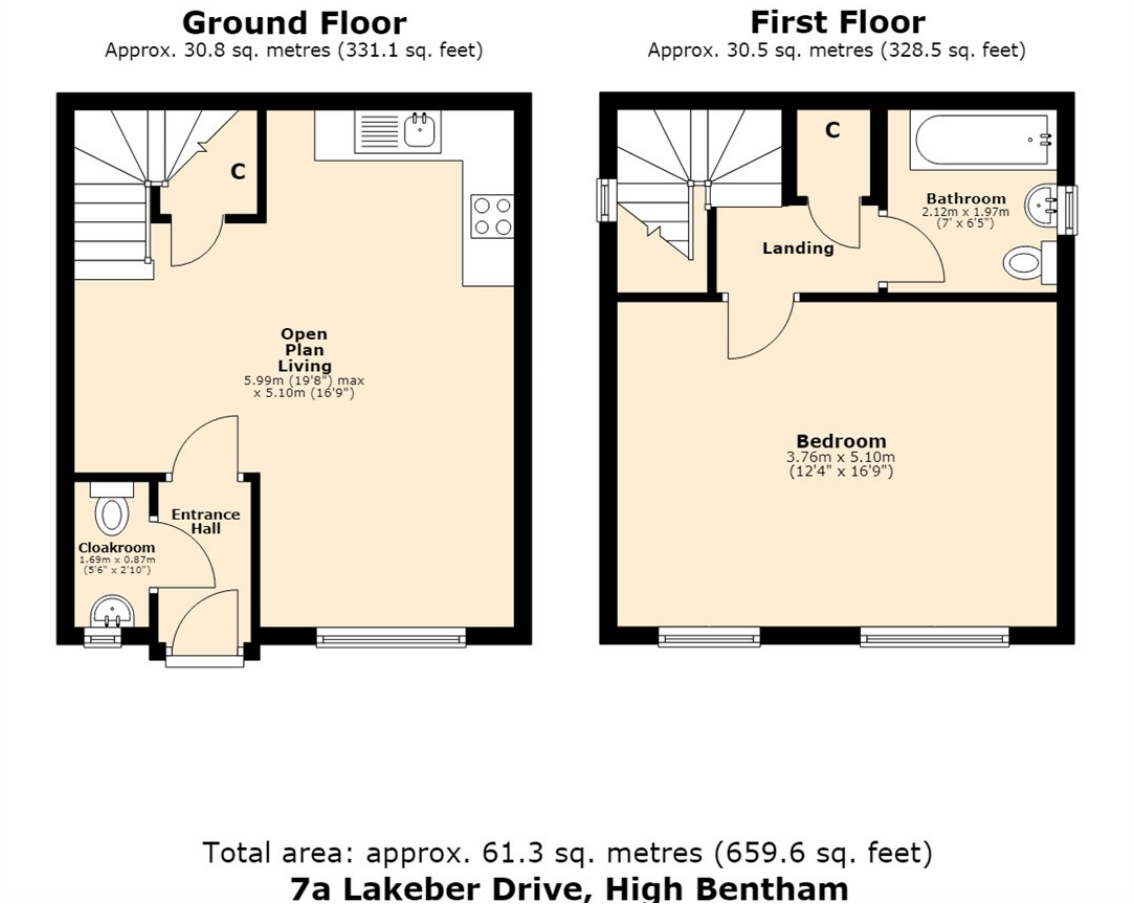
INTRODUCERS FEES
Fisher Hopper Ltd receives an introducers fee from:

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
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.

Floor Plan



Total area: approx. 61.3 sq. metres (659.6 sq. feet)

7a Lakeber Drive, High Bentham

Area Map



Energy Efficiency Graph

