



1 MILL GARDENS, HIGH BENTHAM
£127,500





1 MILL GARDENS, HIGH BENTHAM, LANCASTER, LA2 7NF

Well appointed two bedroomed ground floor apartment located in a very convenient position near to the centre of High Bentham.

Well maintained accommodation with the advantage of a small patio rear garden and parking space to the front.

Ideal property for single person or couple, worthy of internal inspection to appreciate size and location.

High Bentham is a popular Market Town situated in a stunning position on the edge of Bowland Area of Outstanding Natural Beauty, close to the Yorkshire Dales and approximately half an hour from the Lake District and Morecambe Bay.

The town offers all local amenities including independent shops, pubs and cafes, primary school, doctors and churches plus railway station with links to Leeds and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Kitchen, 2 bedrooms, Shower Room.

Outside

Forecourt Parking, Rear Patio Garden.

ACCOMMODATION

GROUND FLOOR:

Entrance hall:

14'8" x 3'4" (4.47 x 1.01)

Part glazed external door, Covered entrance, store cupboard and radiator.

Lounge:

13'3" x 9'11" (4.03 x 3.02)

Upvc double glazed double doors to the rear garden, electric fire within wood fire surround with tiled inset and hearth, and radiator.





Kitchen:

5'9" x 8'1" (1.75 x 2.46)

Kitchen base units with complementary work surfaces, wall cupboards, stainless steel sink. Electric oven and hob, upvc double glazed window, plumbing for washing machine, gas fired central heating boiler.



Bedroom 1:

11'0" x 9'2" (3.35 x 2.79)

Double glazed window, and radiator.

Bedroom 2:

7'1" x 8'8" (2.15 x 2.64)

Double glazed window, and radiator.

Shower Room:

7'1" x 7'1" (2.15 x 2.15)

Shower tray with electric shower over, WC, pedestal wash hand basin and radiator.



Outside:

Parking space to the front, side access, paved rear patio garden.

Directions:

Leave the Bentham office, cross the road, go under the archway. Proceed to the right and Mill Gardens is on the right-hand side. Go through the archway. There is a 'For Sale' board erected.

Tenure:



Leasehold.

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 available from 4 networks.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that the chance of flooding is very low.

Viewing:

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

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.

Local Authority:

Noth Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band B

1 Mill Gardens Bentham LANCASTER LA2 7NF		Energy rating C
Valid until 14 April 2035	Certificate number 9003-3049-5204-7465-0200	
Property type	Ground-floor flat	
Total floor area	44 square metres	



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