



# Lower Bentham

**£199,950**

11 Millers Ford, Lower Bentham, Lancaster, LA2 7BF

Set within a well-maintained development, 11 Millers Fold is a beautifully presented first-floor apartment offering well-balanced two bedroom, two bathroom accommodation in the heart of Low Bentham.

Low Bentham is a charming village situated on the edge of the Yorkshire Dales, offering a peaceful rural setting while remaining well-connected. The village benefits from a range of local amenities including shops, pubs and a primary school, with excellent transport links via the nearby railway station providing access to Lancaster and Leeds. Surrounded by beautiful countryside, Low Bentham is ideal for those seeking a balance of village life and outdoor pursuits.

## Quick Overview

- Well Presented First Floor Apartment
- Countryside Village Location
- Open Plan Living
- Two Bedrooms & Two Bathrooms
- Modern Decor Throughout
- First Floor Balcony
- Allocated Parking for Two Cars
- Close to Village Amenities
- Offered with No Onward Chain
- Superfast Broadband Available



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Superfast  
Broadband\*

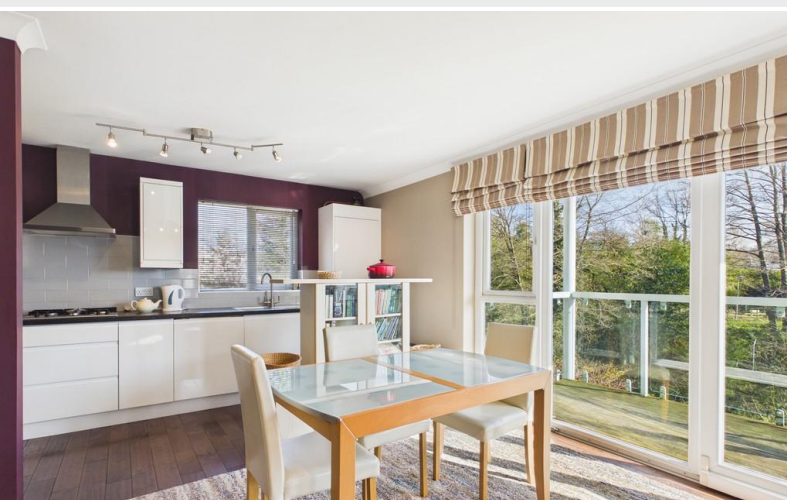


Allocated  
Parking

Property Reference: KL3724



Kitchen



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Balcony

The property is approached via a communal entrance, with access to a communal car park providing allocated parking, alongside a pleasant footpath through the development. Upon entering the apartment, a welcoming hallway provides access to the living spaces, along with a useful storage cupboard.

Bedroom one is a generous double room, featuring a large window allowing for plenty of natural light, along with integrated wardrobes and space for additional furnishings. The room is complemented by a modern three-piece en suite, comprising a shower, W.C. and wall-hung sink.

Further along the hallway is bedroom two, a smaller double or twin room, also benefitting from a fitted wardrobe. The main bathroom is modern and well-appointed with a bath, wash hand basin and W.C., finished with part tiled walls.

The heart of the home is the open plan kitchen/living/dining space, offering a light and airy environment ideal for both relaxing and entertaining. Sliding doors open onto the balcony, enjoying a pleasant outlook over mature trees. The room also benefits from decorative coving and ample space for furnishings. The kitchen area is fitted with a range of wall and base units, complementary work tops and a tiled splashback, incorporating a sink and drainer, integrated Neff oven and a four-ring hob.

All in all, 11 Millers Ford presents a wonderful opportunity to acquire a well presented apartment in a countryside village location, close to local amenities.

**Accommodation with approximate dimensions:**

**Open Plan Kitchen/Living/Dining Room** 23' 9" x 14' 2" (7.24m x 4.32m)

**Balcony** 12' 8" x 5' 4" (3.86m x 1.63m)

**Bedroom One** 11' 10" x 12' 10" (3.61m x 3.91m)

**Bedroom Two** 10' 0" x 10' 7" (3.05m x 3.23m)

## Property Information

### Parking

Two allocated parking spaces.

### Tenure

Leasehold. Subject to a 999 year lease dated 30th June 2005. A copy of the lease is available for inspection at the office.

We have been advised all leaseholders share the freehold, and the management company is made up of the leaseholders.

Please note, there is a service charge payable of approximately £1650.00 per annum, this is subject to review, and there is also a peppercorn rent. There is a Reservation Fund Contribution of approximately £30,000.

### Services

Mains gas, water, drainage and electricity.

### Council Tax

North Yorkshire County Council. Band C.

### Energy Performance Certificate

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

### Viewings

Strictly by appointment with Hackney & Leigh.

**What3Words** ///jokers.hydrant.expiring

### Anti-Money Laundering Regulations (AML)

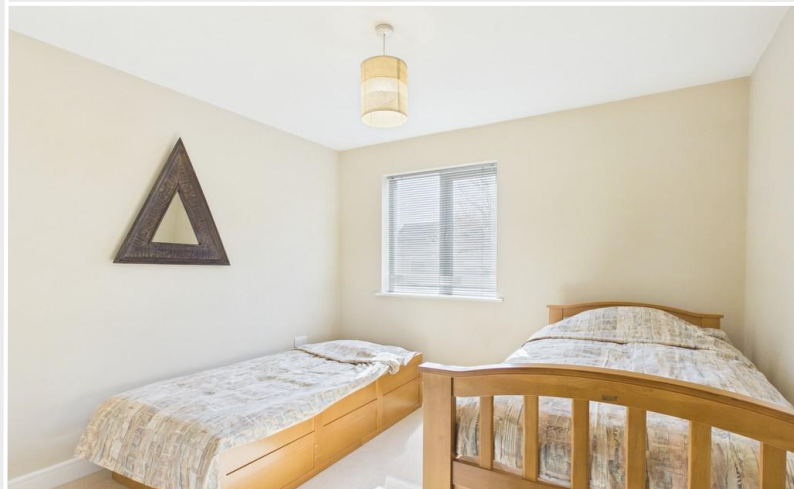
Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom One



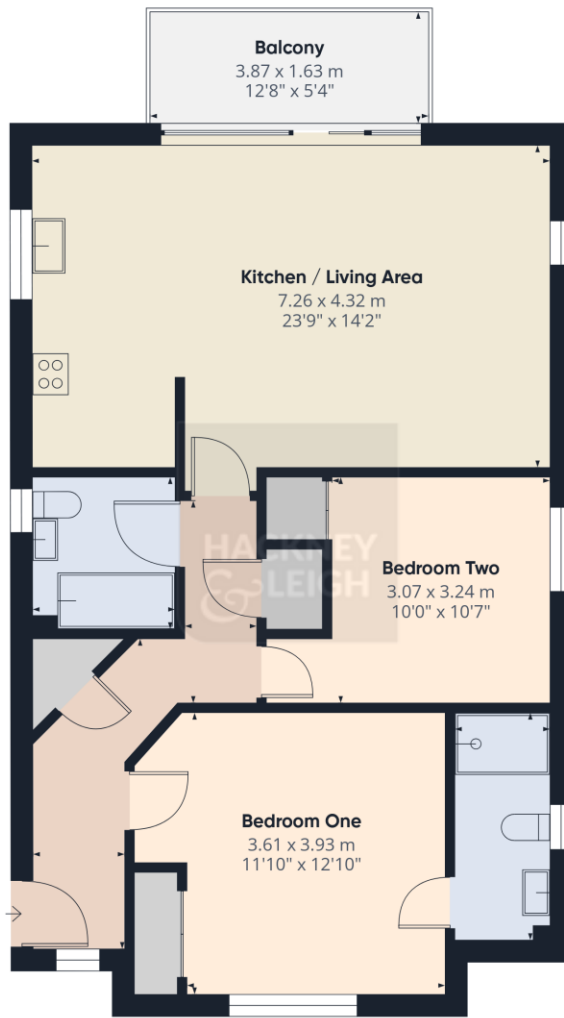
En Suite



Bedroom Two



Bathroom



**Approximate total area<sup>(1)</sup>**

80.1 m<sup>2</sup>  
863 ft<sup>2</sup>

**Balconies and terraces**

6.3 m<sup>2</sup>  
68 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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