



1 The Terrace, Lower Benthams, LA2 7EH

Offers In The Region Of £199,500

Immaculately presented three-storey home in Low Benthams, offering versatile accommodation, an open-plan kitchen and sitting room, a double bedroom, house bathroom and spacious attic room. Benefiting from off-road parking and a low-maintenance enclosed rear garden.

Available with no chain, ideal for first time buyers or couples.

1 The Terrace

Immaculately presented throughout, this attractive home offers well-proportioned and versatile accommodation arranged over three floors, combining character with a modern, practical layout.

The ground floor provides a particularly appealing open-plan living space, with a well-appointed kitchen featuring a useful breakfast bar opening directly into the sitting room. The sitting room provides a comfortable and welcoming space, with a feature fireplace creating an attractive focal point and a cosy atmosphere.

The first floor offers a good-sized double bedroom together with the house bathroom. Continuing to the second floor is a spacious attic room, which benefits from excellent natural light and provides a versatile additional space that could be used as a home office, bedroom, hobby room or simply as generous storage, subject to any necessary consents.

Outside, the property benefits from a large gravelled area to the front providing excellent off-road parking, accommodating one to two cars. To the rear is a good-sized, fully enclosed garden which has been designed with low maintenance in mind, providing a pleasant outdoor space for sitting, entertaining or simply enjoying the property.

An excellent opportunity for those looking for a well-presented and easily maintained home in Lower Bentham, with useful outside space, parking and flexible accommodation across three floors.

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,

a bank, 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.

Property Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: TBC

Services: All mains services

Broadband: Speeds available up to 1000mbps

Ground Floor

Sitting Room



Wood laminate flooring, radiator, gas fire with fire surround and stone hearth, fitted cupboards, exposed beams, double glazed window and timber and glazed stable door to front aspect.

Kitchen Area



Wood laminate flooring, range of Shaker style units in matte green with complementary solid

wood worktops, Belfast sink, single oven, hob with brushed stainless steel cooker hood with vent, washer dryer, fridge with freezer box, microwave, wine rack, under cupboard and low level lighting, consumer unit and electric meter, double glazed window to side aspect.

First Floor

Landing

Fitted carpet, doors to bedroom one and bathroom, stairs to ground and second floor.

Bathroom



Tiled flooring, heated towel rail, wash basin, toilet, bath with hand shower, shower cubicle, built-in cupboards, extractor fan, sliding varnished pine door, double glazed window with textured glass to side aspect.

Bedroom One



Fitted carpet, radiator, fitted pine cupboards with shelving and hanging space, one cupboard housing gas combi boiler, exposed beam, double glazed window to front aspect.

Second Floor

Bedroom Two



Fitted carpet, 2 radiators, 2 Velux windows with integrated black out blinds, 2 double glazed windows to front and side aspects.

External

Garden



Full enclosed garden with area of lawn, hard standing for bins and shed, raised bed, power and water, gas meter.

Parking

Large gravelled parking area for 1-2 cars.

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 £30.00 (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.

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

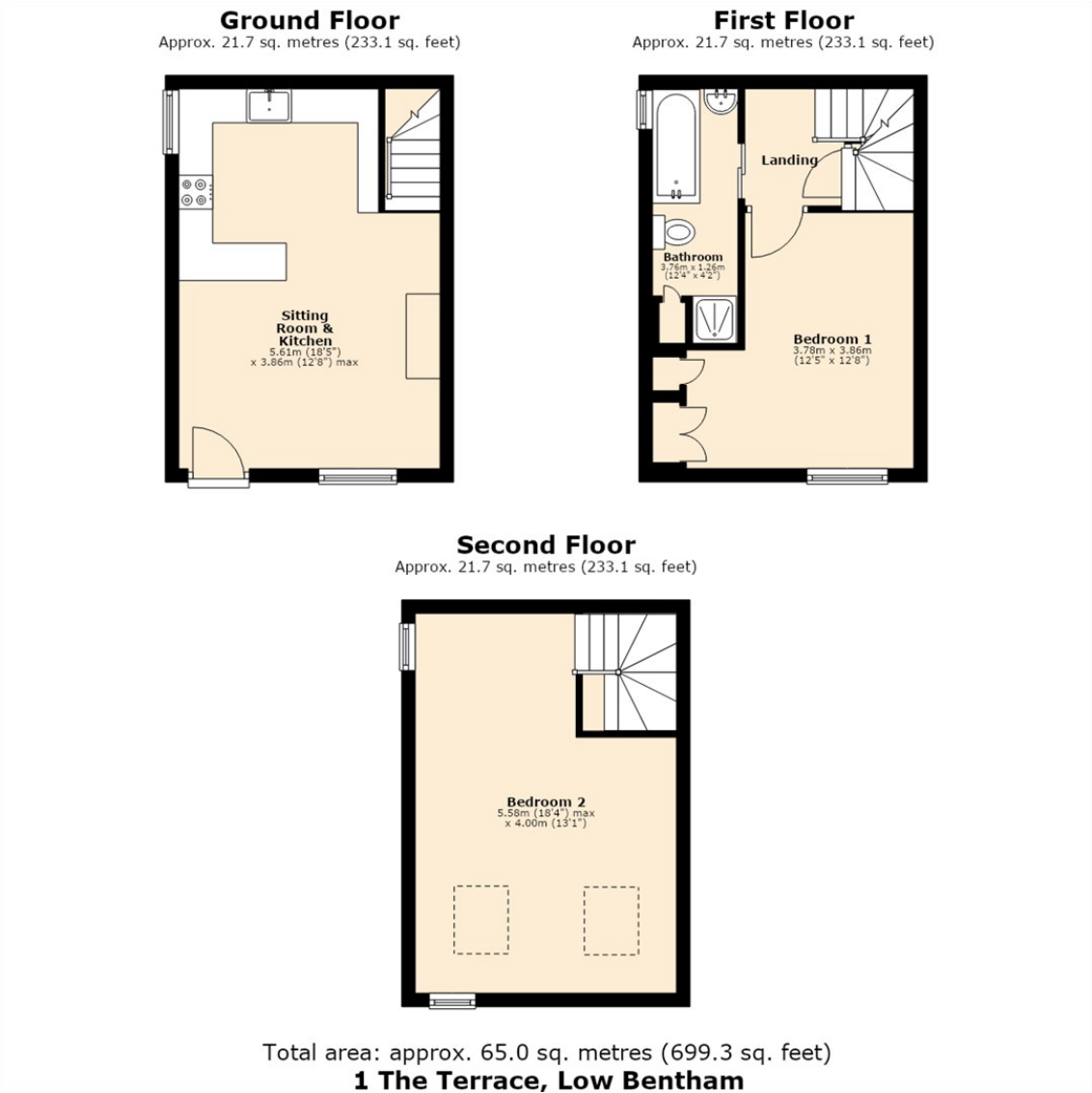
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FLOOR PLANS

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

