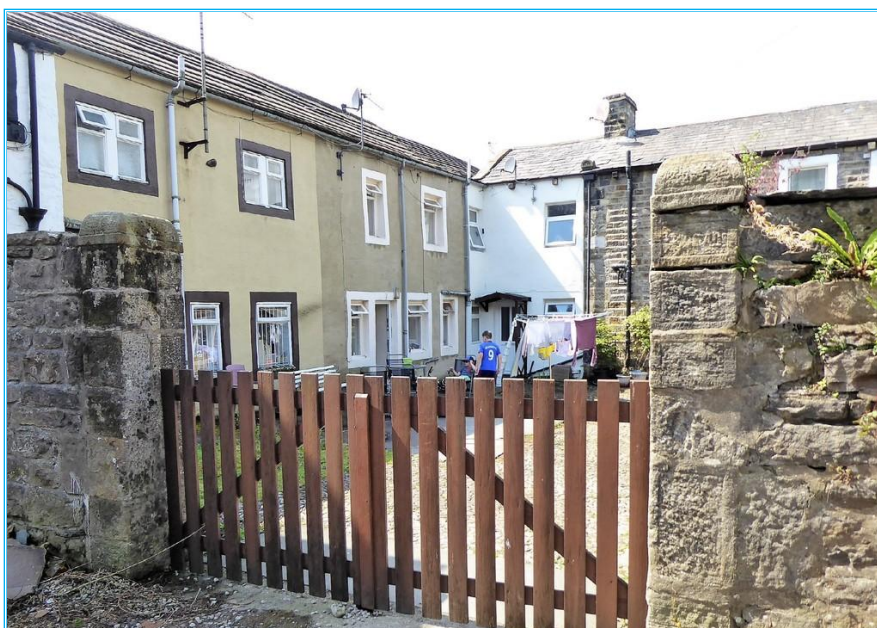


1 Mews Cottages, Bentham



- Quirky 3 Bed Cottage
- Quiet Mews
- Centre of Bentham & Ideal For Amenities
- Track Record As Buy-To-Let (5% Yield)
- Great First Time Buy
- Holiday Let Potential
- Character Features
- Opportunity To Add Value
- No Chain
- Dales, Bowland & Lakes

Offers In Region Of: £99,950



1 Mews Cottages, Bentham

DESCRIPTION

Characterful and quirky 3 bed cottage tucked away in a quiet mews in the heart of High Bentham in North Yorkshire. With an established track record as a successful residential let (circa 5% yield), the property would be equally suitable as a first time buy and has obvious potential as an AirBnB style holiday let. The location is ideal for all the amenities that High Bentham provides. An opportunity to add value, 1 Mews Cottages is available to market with no chain.

The accommodation briefly comprises: ground floor kitchen; living room, 3 first floor bedrooms and a shower room. With character features including beams and recesses, the property would benefit from upgrading to make the most of the unusual layout.

Outside, the cottage is located in a quiet mews courtyard behind the bank - with an alleyway providing access to the free town centre car park.

The town has grocery stores, a butcher, a hardware shop, a bank, Post Office and a range of pubs and bars. There is a well-rated modern Primary School, along with a Pharmacy and Doctors' Surgery. Nearby towns include Settle and Kirkby Lonsdale - both providing excellent secondary education at Settle College and QES respectively.

High Bentham sits on the edge of the wonderful Forest of Bowland AONB and provides easy access to the nearby Yorkshire Dales - Ingleborough can be seen from many points in the town. The Lake District can be easily reached and Lancaster and the M6 are under half an hour away by car. Bentham has a train station, providing connection to Skipton and Leeds.

1 Mews Cottages is on mains water, drainage, electricity and has gas central heating. The property has UPVC double glazing throughout.

Agent's Note

The property comes with a detached parcel of land, in the Mews courtyard. Title Plan available for inspection on viewing.

1 Mews Cottages, Bentham

GROUND FLOOR

KITCHEN 13' 2" x 8' 10" (4.03m x 2.70m) UPVC front door and window. Range of wall and base mounted units. Sink with drainer. Integral oven and hob with extractor over. Feature beam and opening to living room. Tiled floor. Radiator. Open doorway to living room.

LIVING ROOM 17' 1" x 14' 9" (5.23m x 4.51m)

Good-sized living space with UPVC window. Feature beams, recess and stone shelves. Carpet. 2 radiators. Stairs rising to first floor.

FIRST FLOOR

LANDING

Central landing with access to all accommodation.

BEDROOM ONE 13' 9" x 9' 1" (4.21m x 2.77m)

Double bedroom with UPVC window. Feature recess with exposed beam. Range of built-in wardrobes with gas central heating boiler. Loft access. Carpet. Radiator.

BEDROOM TWO 11' 5" x 7' 0" (3.49m x 2.15m)

Double bedroom with UPVC window. Feature recess. Carpet. Radiator.

SHOWER ROOM

Shower cubicle, WC and wash hand basin. Extractor. Vinyl flooring. Radiator.

BEDROOM THREE 9' 9" x 7' 1" (2.98m x 2.18m)

Single bedroom with Velux. Exposed beams. Loft access. Carpet. Radiator.

OUTSIDE

The cottage is located in a quiet mews courtyard behind the bank and next to the popular Coach House. Alleyway to free town centre car park.

1 Mews Cottages, Bentham

GENERAL

Photographs	Items in these photographs may not be included in the sale of the property.
Viewing	By appointment through the selling agents.
Local Authority	Craven District Council
Council Tax	Council tax band should be confirmed by the Purchaser prior to purchasing the property
Tenure	Freehold

AGENT NOTES

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business. Why not find out which mortgage is best for you by speaking to our own Independent Financial & Mortgage Advisor? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call 015242 62616.

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 Relocation Agent Network of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

Fisher Hopper

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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.

ENERGY PERFORMANCE CERTIFICATE

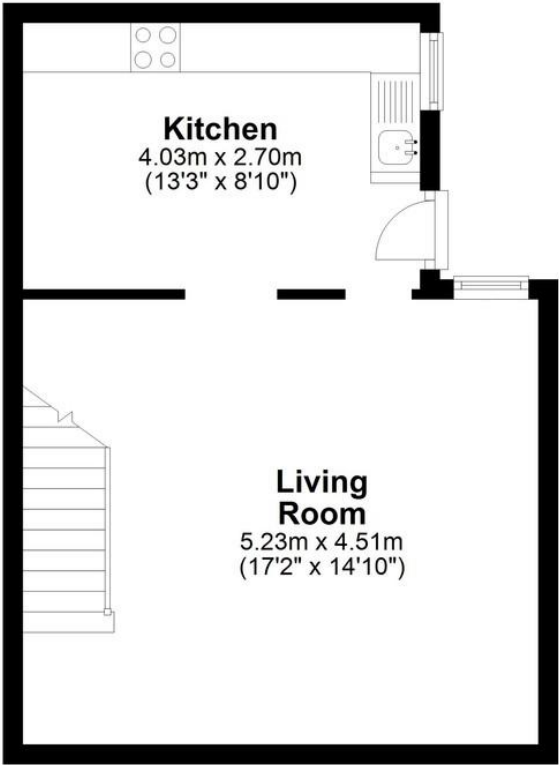
Property: 1 Mews Cottages, Bentham, North Yorkshire, LA2 7HL

Energy Efficiency Rating Current 77 Environmental Impact Rating Current 79

1 Mews Cottages, Bentham

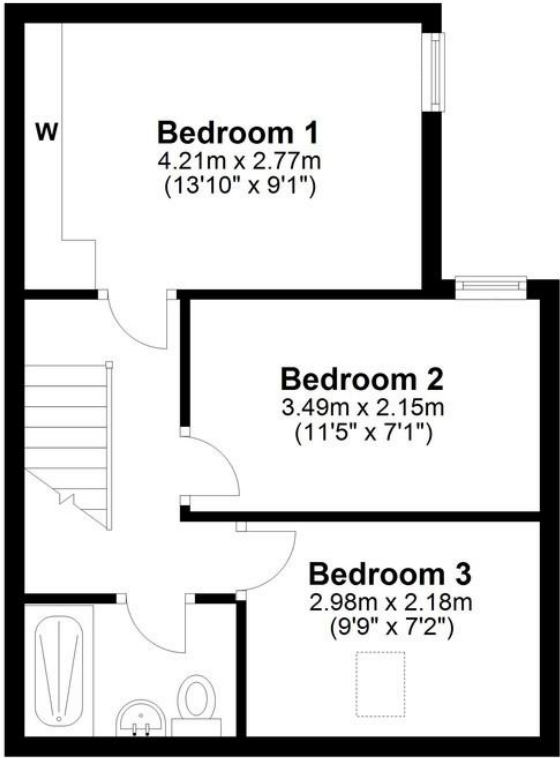
Ground Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



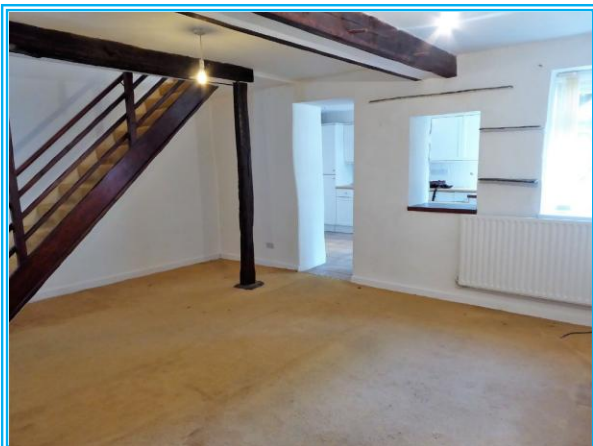
First Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



Total area: approx. 70.0 sq. metres (754.0 sq. feet)

1 Mews Cottages, Bentham



1 Mews Cottages, Bentham

