FISHER HOPPER
ESTATE AGENTS

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3 Baynes Cottages Burton Road, LA2 7EG

Offers Over £150,000

A charming two-bedroom cottage in peaceful Low Bentham, with a spacious open-plan layout and a generous low-maintenance garden.

Ideal for first time buyers with no forward chain.

Property Description

Charming character cottage located in the sought-after and peaceful village of Low Bentham.
This well-maintained home offers a bright and spacious open-plan kitchen and sitting room, creating a warm and welcoming heart to the property. Upstairs, there are two comfortable bedrooms and a modern shower room.

Outside, the cottage benefits from a generous, low-maintenance garden—ideal for those seeking outdoor space without the upkeep—alongside a useful brick-built outbuilding. On-road parking is available nearby.

Property Information

Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Broadband: Available
All mains services

Low Bentham Location

Low Bentham is located on the western edge of North Yorkshire, close to Lancashire and Cumbria. The stunning Yorkshire Dales National Park is close by, along with the Forest of Bowland - an area of Outstanding Natural Beauty. Both the Lake District and Morecambe Bay can also be easily reached for great day trips. The village has a pub and is just over a mile from a good range of facilities in High Bentham including, shops, pubs, takeaways, bank, post office, primary school and surgery. The town has a train station on the Leeds/Lancaster line. Excellent secondary school options are available at Settle College and QES, Kirkby Lonsdale.

Ground Floor

Kitchen/Diner 3.31 x 3.37



Wood laminate flooring, radiator, range of wall and base units, integrated oven, gas hob, extractor hood, fridge, freezer, washing machine, microwave, porcelain sink, double glazed window to rear, UPVC door to rear.

Sitting Room Area 10'11" x 9'8" (3.34 x 2.97)



Open Plan Sitting & Kitchen diner with wood laminate flooring, radiator, electric fire, stairs to first floor, double glazed window to front, UPVC door to front.

First Floor

Landing

Fitted carpet, loft access, staircase to ground floor.

Bedroom One 3.28 x 2.47




Fitted carpet, radiator, cupboard, double glazed window to front.

Bedroom Two 10'4" x 4'11" (3.16 x 1.51)




Fitted carpet, radiator, double glazed window to rear.

Shower Room 2.05 x 1.3




Tiled floor, shower cubicle, toilet, wash basin, heated towel rail, Velux window.

External

Rear




Bin area, outside tap, divorced fence enclosed garden with steps leading to large low maintenance space offering large decked area, and established beds and a raised bed.

Outbuilding

Brick built outbuilding with stone roof and timber door.

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.

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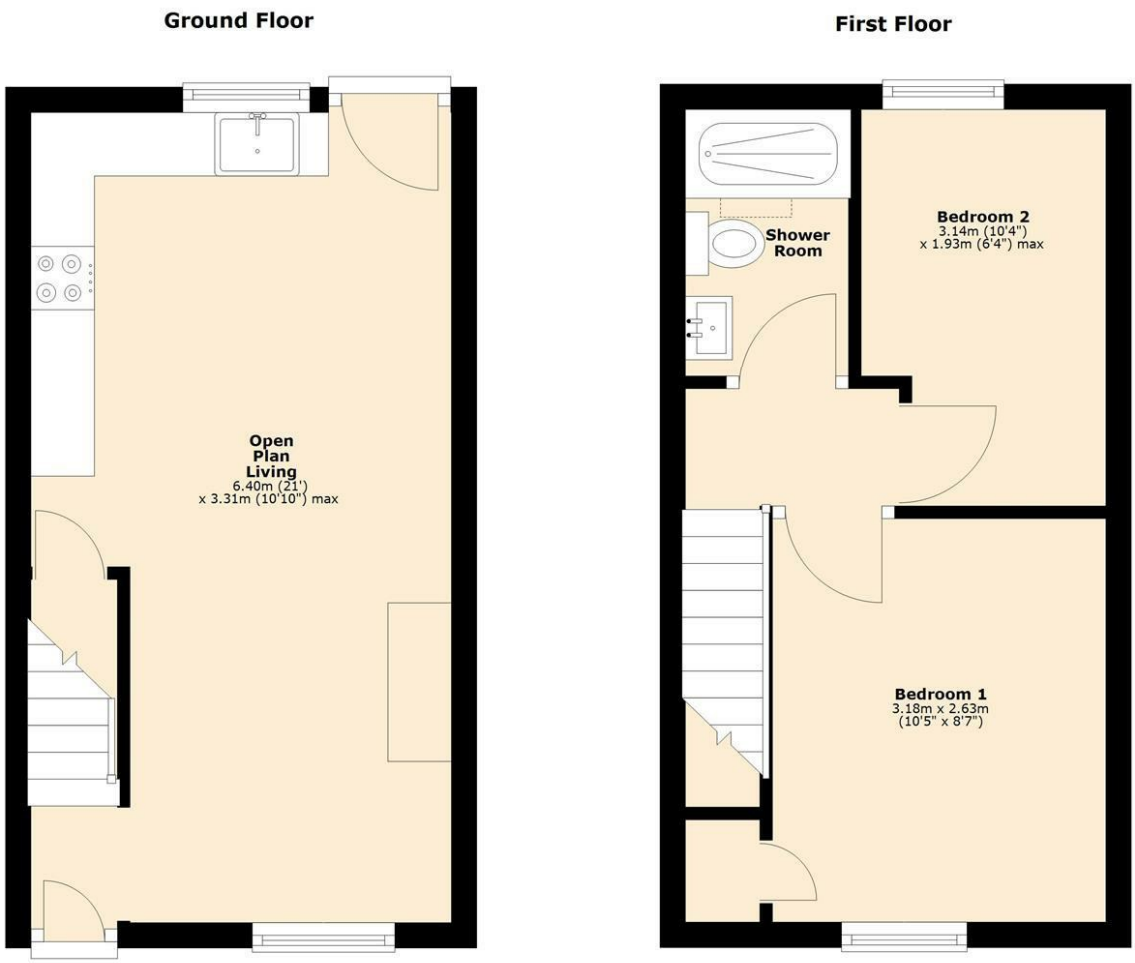
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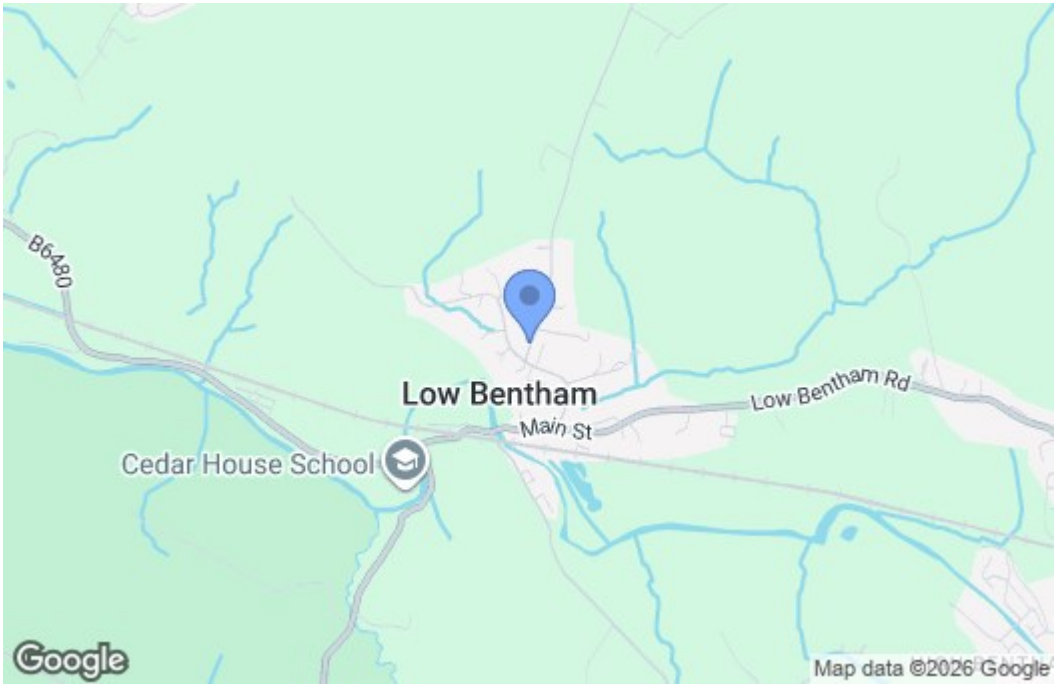
FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



3 Baynes Cottages

Area Map



Energy Efficiency Graph

