







1 MILL GARDENS, HIGH BENTHAM
£119,500

Neil Wright
ASSOCIATES

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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, down Main Street, turn right on to Goodenber Road, proceed up the road and take the next Right Turn on to Banks Rise, then next right on to Grasmere Drive, follow the road around the carpark, and Mill Gardens is on the Righthand Side. There is a 'For Sale' board erected.

Tenure:
Leasehold on a 999-year lease since 2000.

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 chase 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.

Referral Fees:

Where applicable Neil Wright Associates Ltd may offer services of independent professionals who may be able to assist clients with their property transaction.
In accordance with regulations, we are obliged to disclose that Neil Wright associates may receive a referral fee/voucher should you choose to use their services.
The amount received varies depending on the referral.
We refer independent mortgage leads to Lakes Mortgages Services, Milnthorpe, Cumbria and receive £200 per completed mortgage.

Marketing:

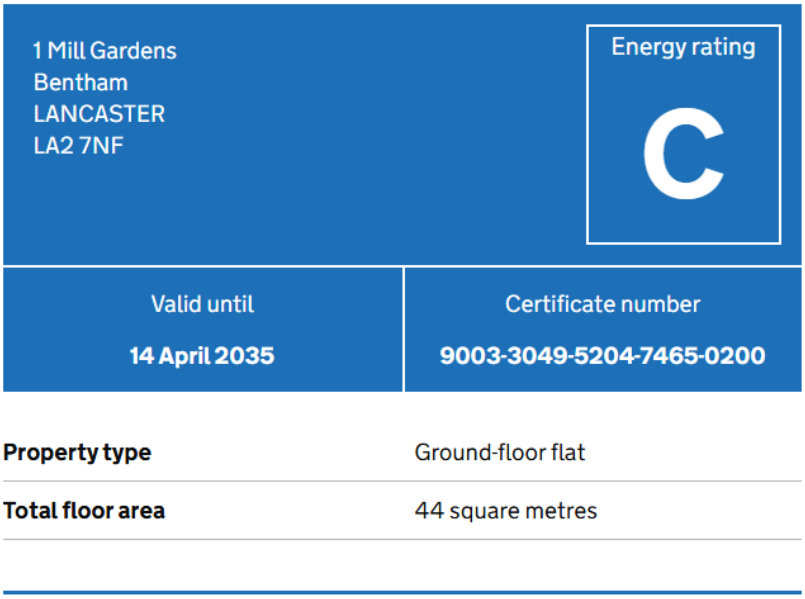
Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

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	Certificate number
14 April 2035	9003-3049-5204-7465-0200

Property type	Ground-floor flat
Total floor area	44 square metres

1 High Street
Settle
North Yorkshire BD24 9EX
Tel: 01729 825219 option 1
settle@neilwrightestateagents.co.uk

King's Arms Buildings
15 Main Street High Bentham
Lancaster LA2 7LG
Tel: 015242 62458
bentham@neilwrightestateagents.co.uk

rightmove.co.uk
The UK's number one property website
The Property Ombudsman

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.