



2 & 2A JUBILEE BUILDINGS, MAIN STREET

£285,000





2 & 2A JUBILEE BUILDINGS, MAIN STREET, HIGH BENTHAM, LANCASTER, LA2 7HR

Fantastic opportunity to acquire this interesting extended stone-built cottage, located in a convenient position near to the centre of High Bentham.

Currently one property utilised as a 4 bedroomed house, but with planning approval granted to be split into 2 dwellings if required.

Many interesting features are evident throughout including flagged flooring, multi-fuel stove, double glazed windows, plus electric heating system.

Accommodation offers 2 reception rooms, plus snug, kitchen, to the ground floor, 2 staircases, 4 bedrooms, a bathroom and shower room. Outside enclosed rear garden.

Decorated to a good standard throughout and available immediately with no onward chain.

If the development was to be carried out the split would provide a 3 bedroomed cottage, plus a 1 bedroomed cottage.

Ideal property for a family or investors to be used as permanently let property or holiday cottages.

Well worthy of internal inspection to fully appreciate the size, layout and potential.

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:

Lounge/Dining Room, Kitchen, Rear Lobby, 2nd Lounge, Snug.

First Floor:

Landing 1, 3 Bedrooms, Shower Room, Landing 2, Bedroom 4 and Bathroom.

Outside

South Facing Garden.

ACCOMMODATION:

GROUND FLOOR:

Lounge/Dining Room:

11'8" x 15'2" (3.55 x 4.62)

Vestibule entrance with part glazed door, half glazed stained glass inner door, single glazed window, pine doored alcove, open fire grate in ornate slate fireplace, cast iron inset with tiled hearth, flagged flooring, electric storage heater, doored staircase to the first floor, pine doored store cupboard.





Kitchen:

6'4" x 14'1" (1.93 x 4.29)

Glazed rear door, base units with complementary worksurfaces, stainless steel sink with mixer taps, double glazed window.



Rear Lobby:

Understairs store cupboard.



Lounge 2:

14'2" x 11'4" (4.31 x 3.45)

Light and airy room, large, double-glazed window, multi-fuel stove, double sided doored alcove, electric storage heater, second staircase to the first floor.

Snug:

6'4" x 15'10" (1.93 x 4.82)

Multi-fuel stove, four double glazed windows, glazed inner door, half glazed side external door.

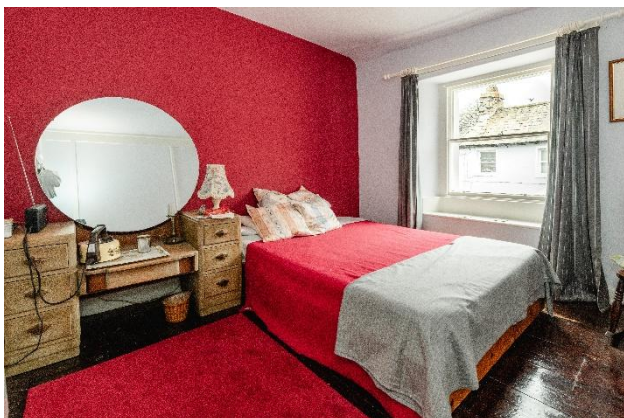


FIRST FLOOR:

Landing: Off Staircase 1

5'3" x 8'3" (1.60 x 2.51)

Feature return staircase, single glazed window off the half landing.



Bedroom 1: Front.

9'7" x 10'3" (2.92 x 3.12)

Single glazed window, boarded flooring, electric heater.



Bedroom 2: Front

5'5" x 10'5" max (1.65 x 3.17)

Single glazed window, boarded floor, electric heater.



Bedroom 3:

6'1 x 8'3" (1.85 x 2.51)

Double glazed window, boarded floor, electric heater, bulkhead store cupboard/cylinder with immersion heater.

Shower Room:

2'9" x 11'9" (0.83 x 3.58)

Shower tray with shower over off the system, wash hand basin, WC.



FIRST FLOOR: Off Second Staircase.



Landing:

Double glazed window, access to bedroom, house bathroom, electric storage heater, high level cupboard.



Bedroom:

11'3" x 14'9" max (3.42 x 4.49) inclusive of staircase.
Double bedroom, double glazed window, double glazed rear door.



View

House Bathroom:

6'4" x 6'7" (1.93 x 2.00)
With 3-piece white bathroom suite comprising bath, pedestal wash hand basin, WC, double glazed window, cylinder cupboard with factory insulated cylinder with immersion heater, shelved.



OUTSIDE:

South Facing Garden, with pedestrian access.



AGE:

Approximately 1800

Directions:

Leave the Bentham office, turn left down Main Street, go past the Spar, and a few hundred yards, Jubilee Buildings is on the left. A for sale board is erected.

**Tenure:**

Freehold with vacant possession on completion. Part flying freehold to the rear.

Services:

Mains electric, water and drainage 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.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that flood risk is very low.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

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.

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.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'D'



2 & 2A Jubilee Buildings Main Street High Bentham LA2 7HR		Energy rating F
Valid until 2 April 2036	Certificate number 4100-3304-0922-4173-3763	

Property type	Mid-terrace house
Total floor area	118 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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