

By Direction of A & J Burns & D Burns

## Investment Opportunity



### **No 2 Horse & Farrier Cottage Main Street, High Bentham, Nr Lancaster, LA2 7HR**

**Price: Offers Invited Over £80,000**

**Viewing: Through Richard Turner & Son Bentham Office.**

Comprising a recently improved brick built / rendered 1 bedroomed terraced character cottage with a good sized enclosed lawned garden area, full sealed unit double glazing and electric heating. Conveniently situated at the Westerly end of the main street in the popular rural market town of High Bentham.

**PLEASE NOTE: The vendor is offering the property for sale subject to ongoing Assured Shorthold Tenancy; (in the absence of the current tenant prior vacating). The current rent is £70 per week (£3,640 pa) with the tenant responsible for payment of council tax and all usual outgoings.**

**Accommodation Comprising:- (Full sealed unit double glazing and electric heating installed).**

**Ground Floor:**

**Open Plan Living Kitchen:**

**Kitchen Area:**  
13'5 x 8'11  
(4.09m x 2.72m)

Fitted cupboards and units incorporating stainless steel single drainer sink unit with mixer tap, plumbed auto washer recess, built in electric oven, electric hob and work surfaces with tiled splash backs. Feature beamed ceiling, oak room divider, strip light, electric wall heater, fitted shelves.



**Lounge Area:**  
14'2 x 9'5  
(4.32m x 2.87m)

Feature hearth and mantle with free standing electric fire, open staircase, centre light, TV point, electric meter cupboard.



**First Floor:**

**Landing:**  
9'10 x 2'4  
(3m x 0.71m)

Airing / cylinder cupboard with immersion heater, built in storage cupboard, centre light.

**Bathroom:**  
7'11 x 7'8  
(2.41m x 2.34m)

3 piece bath suite incorporating electric over bath shower, tiled splash backs, centre light, electric wall heater.

**Bedroom:**  
14' x 10'5 max  
(4.72m x 3.18m max)

Centre light, electric wall heater.

**Bathroom**



**Bedroom**



**Outside:**

Enclosed lawned garden area 31' x 22' approx (9.45m x 6.71m approx) with pergola and timber shed.



**Services:**

Mains water, electricity, and drainage connected.  
*Mains gas available subject to application by the purchaser.*

**Tenure:**

Freehold with vacant possession upon completion.  
 'A' (Verbal enquiry only).

**Solicitors:**

Oglethorpe, Sturton & Gillibrand Solicitors, 16 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ. Tel: 015242 71388.

**Agents:**

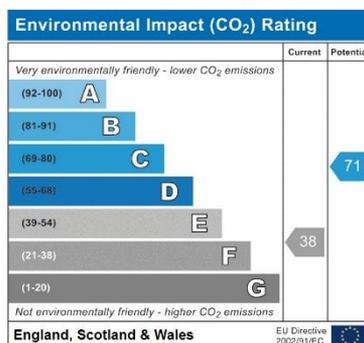
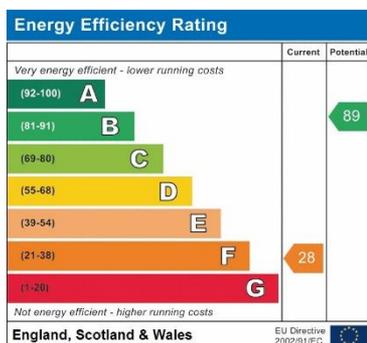
Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

**Through whom all offers and negotiations should be conducted.**

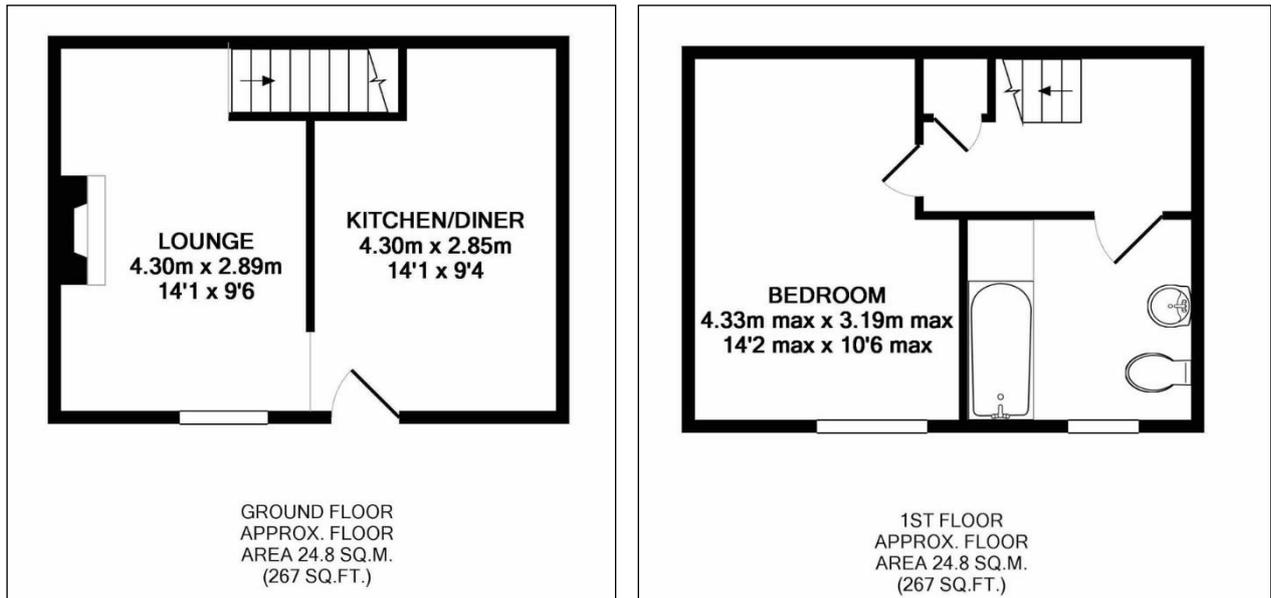
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

**Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.**

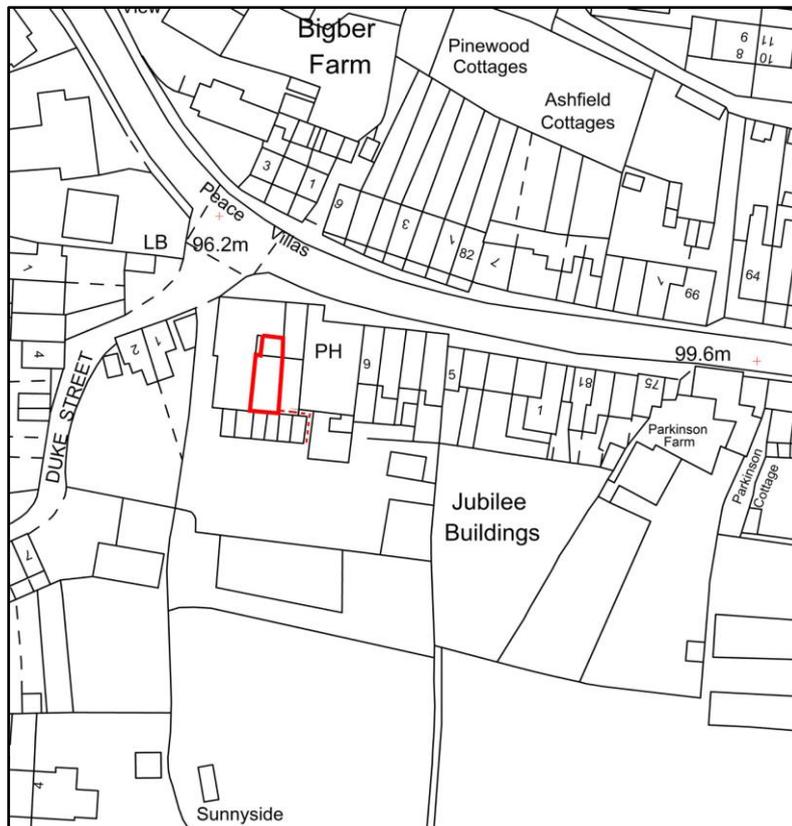
**Energy Performance Certificate**



## Floor Plan



## Boundary Plan



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