

PJ11

FOR SALE or TO LET

4 Jubilee Buildings

Main Street

High Bentham

Nr Lancaster

LA2 7HR



Price: £148,500 Region

Viewing: Through Richard Turner & Son Bentham Office

A tastefully improved traditional stone built 3 bedroomed character property extending over 3 floors, benefiting from gas central heating via a new combi boiler and majority sealed unit double glazing.

Conveniently situated for shops and amenities in the popular busy market town of High Bentham and being within only 15 miles commuting distance of Lancaster and the M6.

Kendal and The Lakes 19 miles,
Settle and The Yorkshire Dales National Park 12 miles approx.

Accommodation Comprising: (Accommodation featuring stripped original pine panelled doors throughout).

Ground Floor:

Lounge:

11'1 x 10' min
(3.38m x 3.05m min)

Canopy style gas fire on tiled fireplace with wood surround, feature built in original panel doored cupboards and drawers, original tiled floor, discreet gas meter cupboard, low window sill, radiator, centre light, TV point.



Kitchen:

9' x 7'7 min
(2.74m x 2.31m min)

Fitted cupboards and units incorporating inset single drainer sink unit with mixer tap, gas cooker recess with extractor hood, plumbed auto washer recess, fridge recess and work surfaces with part tiled splash backs. New wall mounted "Glow Warm" combi gas boiler providing instant hot water and central heating, under stairs cloaks/storage area 4'9 x 2'10 approx, ceiling lighting, tiled floor, back door.



First Floor:

Landing:

5'2 x 2'7
(1.57m x 0.79m)

Centre light, (new electric consumer unit and electric meter to ¼ landing).

Inner Landing/Study Area:

9' x 4'1
(2.74m x 1.24m)

Central heating thermostat mini halogen lighting track.

Bathroom:

8'10 x 4'5
(2.69m x 1.35m)

3 piece bath suite in white incorporating cast iron enamelled bath with "MIRA 415" over bath shower with fitted glass screen. Two tiled wall splash backs, fitted vanity cupboard, shelving and mirrors, auto vent, radiator, ceiling lighting.

L-Shaped Bedroom 1:

10'4 x 7'6 min
(3.15m x 2.29m min)
Plus 4'10 x 3' recess
(1.47m x 0.91m recess)

Feature painted original ornate cast iron fireplace with tiled hearth, built in wardrobe, cupboard and shelves, low window sill, feature exposed original floor boarding, radiator, centre light.



Second Floor:

(Via enclosed staircase).

Landing:

5'7 x 2'7
(1.70m x 0.79m)

Centre light.

L-Shaped Bedroom 2:

10'5 x 9' min
(3.18m x 2.74m min)
Plus 4'5 x 2'11 recess
(1.35m x 0.89m recess)

A lovely light and airy dormer attic room enjoying long distance roof top views through to back drop of Ingleborough Peak and Barbon Fell. Feature exposed original floor boarding, low window sill incorporating seating recess, built in wardrobes, painted beam, radiator, wall lights.



Bedroom 3:

8'7 x 7'8 min (2.62m x 2.34m)
+2'9 x 2'recess(0.84m x 0.61m)

Built in wardrobes, painted beam, feature exposed original floor boarding, "Velux" roof window, radiator, wall lights.



Outside:

Front:

Pavement frontage.

Rear:

The agents understand the property owns the freehold of a circa 3 feet wide strip/dustbin standing area to the rear of the property, *(however, an adjoining circa 16' x 10' enclosed paved yard area is rented at a peppercorn rent of £5 per annum; the property also enjoys a pedestrian right of way via a thoroughfare to the East of the property).*



Please Note the present owners have enjoyed permission to park their vehicle in a nearby car park BY MUTUAL CONSENT with the Landlords of the Horse and Farrier public house.

Services:

Mains water, electricity, gas and drainage connected.

Tenure:

Freehold with vacant possession on completion.

Council Tax Band:

B (Verbal enquiry only).

Solicitors:

Derek M Jordan, Station Road, High Bentham, Nr Lancaster, LA2 7LH. Tel: 015242 61254.

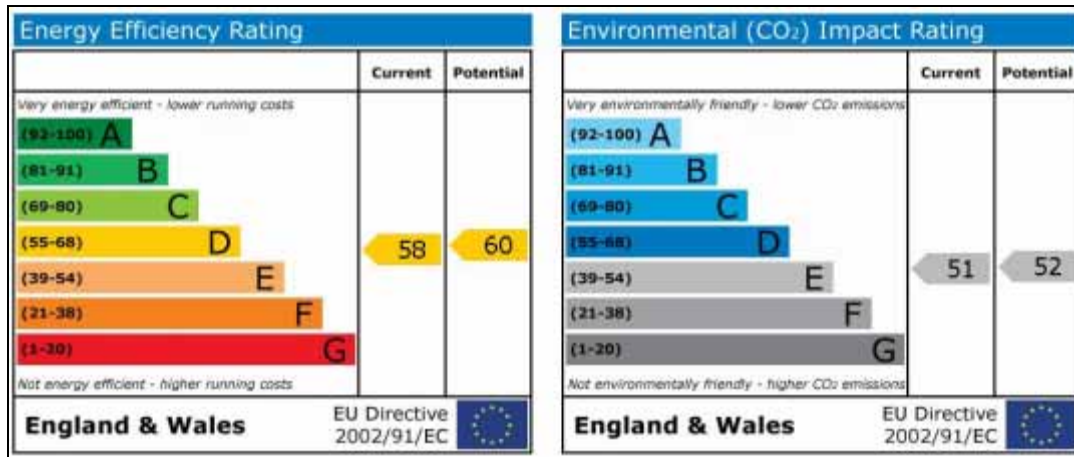
Agents:

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.

Energy Performance Certificates



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