



6 Ghyllside, Dent, Sedbergh, Cumbria

Cobble Country

6 Ghyllside, Dent, Sedbergh, Cumbria LA10 5QD

Yorkshire Dales National Park

A stone built semi detached house with fabulous village views in the heart of the Yorkshire Dales National Park village of Dent. This would make an ideal home for a professional individual/couple, young family or a retired couple/person. Dent offers all the amenities one would expect from a small rural village to include post office, general store a range of pubs, church and excellent village school. There are also a range of small private galleries.

This is a thriving village with excellent community spirit and support.

This property has a local occupancy restriction on it.

Guide Price £189,000

The property benefits from front, side and rear access, a parking space to the front with a visitor space opposite, a secluded rear garden with a shed, small area of decking and lovely views towards the church steeple of Dent.

Internally the property offers, a lounge with a feature fireplace, a spacious kitchen/diner with access to the rear garden, 2 bedrooms and a bathroom with electric shower over. The property benefits from wooden double glazed windows, electric heating, mains water and drainage.

Currently the property is listed as Band C @ £1261.75 per annum. We are informed that this is a Freehold property.





FREE VALUATION

In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use. As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

DISCLAIMER

The use of photographs for this publication are for your information only, it should not be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

DIRECTIONS

On the approach to Sedbergh, after the PO on the left follow the road round to the right, at the mini roundabout continue straight on up Loftus Hill. Continue on this road for 5 miles. Drive into the centre of Dent, at the cobbled area there is a fork with the George and Dragon pub directly in front of you, take the right fork. Take the second right into a small cull de sac. The property is on the right.

VIEWINGS

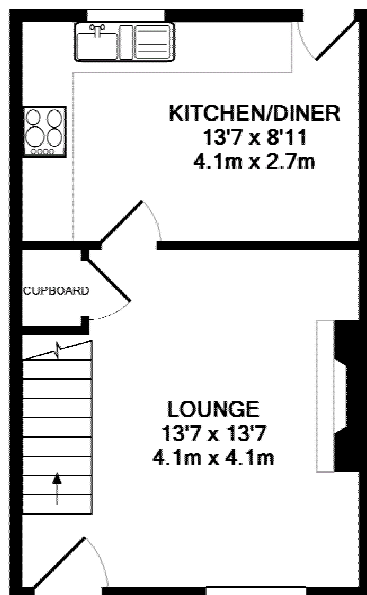
Viewings are strictly by arrangement with the agent.

59 Main Street, Sedbergh, Cumbria. LA10 5AB

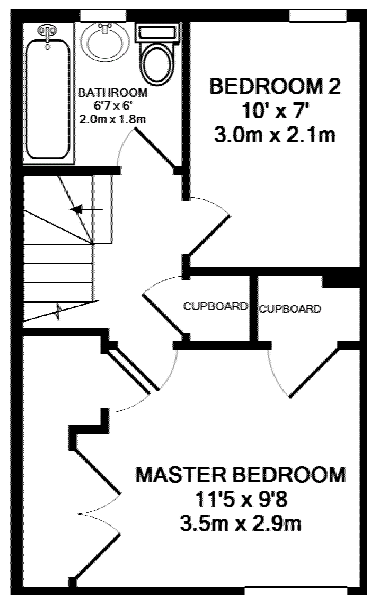
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GROUND FLOOR
APPROX. FLOOR
AREA 28.3 SQ.M.
(305 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 28.2 SQ.M.
(304 SQ.FT.)

TOTAL APPROX. FLOOR AREA 56.6 SQ.M. (609 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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