

59
Main Street
Sedbergh,
LA10 5AB

Cobble Country
Dales & Lakes.
Town & Country Property Agents. Est. 1992

123
Highgate
Kendal,
LA9 4EN

FOR SALE

**Rural attached cottage,
NEW PRICE £275,000**



Slack House, Deepdale, Dent, Cumbria, LA10 5QU

Spacious 2-bedroom cottage in the lovely sought after location of Dent dale. This property has been recently upgraded and benefits from new modern standard double glazed windows, new bathroom, and new carpeting throughout. Large external garage/workshop, coal store and parking. Garden to the front and rear as well as shared ownership of a half acre pasture to the side of the house that affords a useful space with some mature plantation in the grounds. Internal inspection recommended.

Telephone: 015396 21000

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Facsimile: 015396 21710



Front of house

The cottage has a very pleasant quaint outlook with lovely fell views. The front of the property is bordered by a low stone wall. The front garden is laid to lawn with shrub and perennial planting. The property also has a rear open garden.

Garage

20' 9" x 17' 6" (6.327m x 5.358m)
Large flexible workshop/garage space, 5 windows with large door and side door.

Kitchen and dining area

21' 1" x 12' 7" (6.432m x 3.847m)

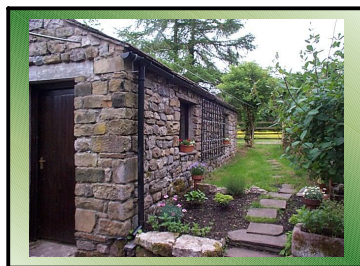
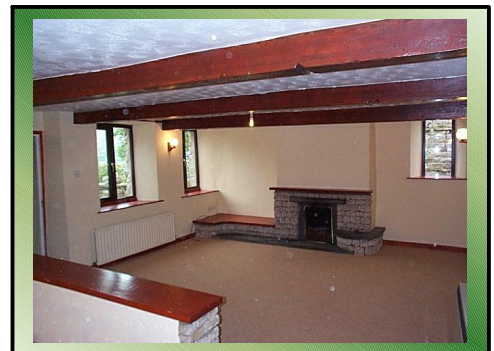
Spacious kitchen/diner, laminate floor. Excellent range of oak base and wall Ceramic hob double oven belling finesse cooker. 2 economy seven heaters, plumbed for washing machine with space under work top for dishwasher and fridge. Water filter system, 3 double socket, 1 cooker socket, telephone socket, immersion heater switch. Under stairs cupboard.



Lounge and study/dining area

15' 2" x 14' 6" (4.644m x 4.444m)

2 Double socket, 1 television socket, 2 side wall lights, 1 double radiator, stone fire place, 3 windows – 2 on front of house and one on road side. 1 centre light and 1 E7 radiator. Dining area has 1 single socket, 1 double socket, 2 double wall lights, 1 telephone socket, recessed shelving and 1 window on front of house.



Bathroom

5' 11" x 5' 3" (1.811m x 1.622m)

with doorway lobby

Excellent newly fitted white suite. Laminate floor. 1 electric Gainsborough SV700 shower, Mirror/soap/toothbrush/WC roll/towel ring and towel rail. 1 centre light. 3 piece white fully tiled, 1 window facing on to left side of house.

Bedroom One

13' 4" x 9' 4" (4.082m x 2.865m)

Large double room, two windows to front, pleasant outlook, lovely views. Radiator, 2 double, 2 single socket, 1 telephone, 1 centre light, 1 cylinder



Bedroom Two

15' 9" x 8' 8" (4.819m x 2.657m)

Good sized double room, window to front. Nice outlook, lovely views. 1 double, 1 TV, 1 centre light, single radiator, three door built in wardrobe.



Directions:

From Sedbergh, take the road to Dent, turn right at the George & Dragon Hotel and continue for about 1.5 miles and turn right for Ingleton just after the red phone box. Continue for 400 – 600 yards and Slack House is on the right immediately next to the road.

Services

Mains electric. Private water, drainage.

Council Tax

Band D. Currently this is £ 1,289.70 per annum for the 2006/2007 tax year.

Viewing

By arrangement with Cobble Country Property only.
Tel : 015396 21000 Fax : 015396 21710.
E-mail : admin@cobblecountry.co.uk

Important

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.

Making an Offer

The Money Laundering Regulation 2003 came into effect on 1st March 2004. Cobble Country Property, as agents for the sale of the property, are required to formally check the identification of the purchaser of the property. In addition, the purchaser is required to provide information regarding the source of funding for the transaction.

FREE VALUATION

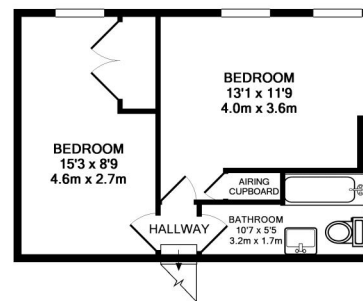
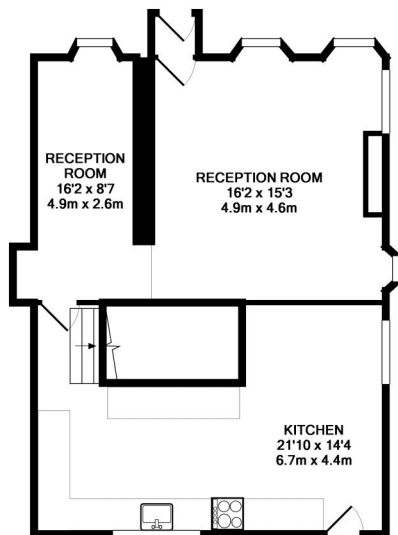
In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use.

MORTGAGE

We can offer, without obligation and free of charge, experienced and professional advice and help on mortgage finance. We will try, on your behalf, to obtain the best deal available to you. Written quotations available on request.

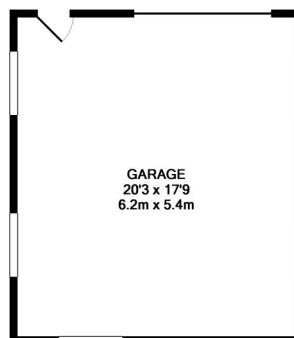
NOTE

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.



1ST FLOOR
APPROX. FLOOR
AREA 30.7 SQ.M.
(330 SQ.FT.)

TOTAL APPROX. FLOOR AREA 121.2 SQ.M. (1305 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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GROUND FLOOR
APPROX. FLOOR
AREA 90.5 SQ.M.
(975 SQ.FT.)