

9 Ghyll Side, Dent
Sedbergh, Cumbria LA10 5QD

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



9 Ghyll Side, Dent, Sedbergh, Cumbria LA10 5QD

9 Ghyll side is a lovely stone built terraced cottage within the village of Dent, just five miles from Sedbergh. Providing local amenities such as a primary school, cafes and pubs. Ideal for a first-time buyer.

Upon entering the property there is a lounge with open staircase to the first floor. The lounge benefits from a large feature fireplace with stone surround and hearth. There is a window to the front and opening through to the kitchen diner. The floor is flagged with an underfloor heating system. The kitchen diner has a range of wooden wall and base units and has been modernised throughout ownership. There is under counter space for a washing machine, tumble dryer and dishwasher.

To the first floor there are two bedrooms, one to the front and one to the rear. The double room to the front has ample storage with two large cupboards and a fitted double wardrobe. There is an airing cupboard on the landing and access to the boarded loft with pull down ladder and lighting.

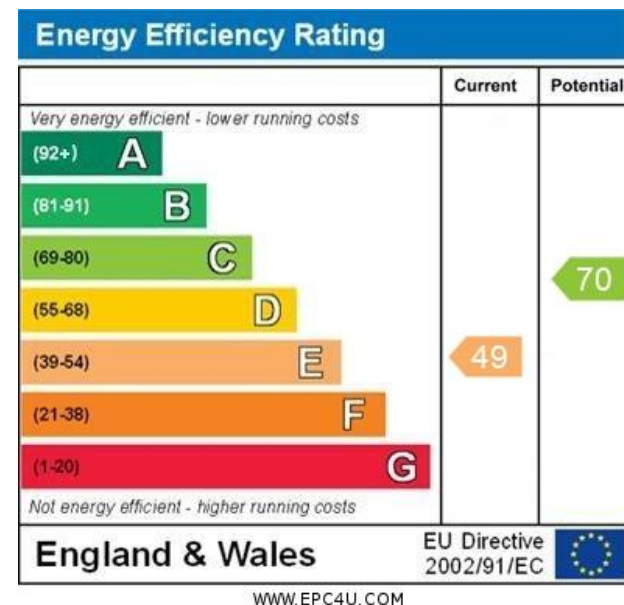
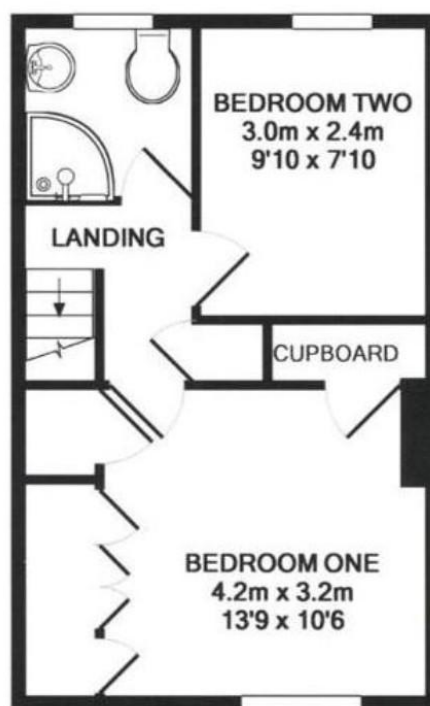
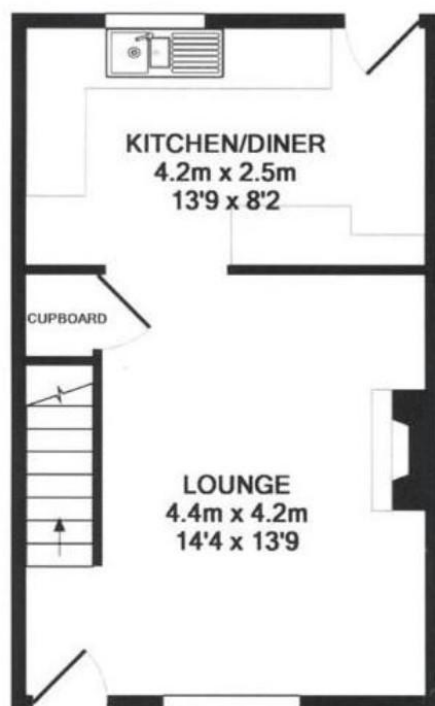
Externally, there is a private parking space and use of visitor parking spaces. To the rear there is a patio and artificial grass south facing garden.

Viewings highly recommended to appreciate this space.

A local occupancy restriction applies - please ask the agent for further details.

Guide Price £210,000





SERVICES

Mains electric, water and drainage.

TENURE

We are advised by the vender that the property is Freehold.

COUNCIL TAX BAND

We are advised that the property is currently in Band B.

DIRECTIONS

From Sedbergh follow the road to Dent. Drive through the village onto to cobbles and fork right with the George and Dragon pub in front of you. Take the second right into a small cull de sac and number 9 is up on the left by the parking bays.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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