



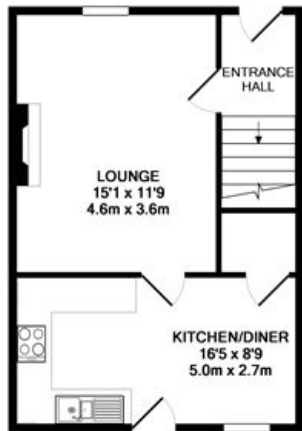
3 Ghyllside, Dent, Sedbergh

Cobble Country

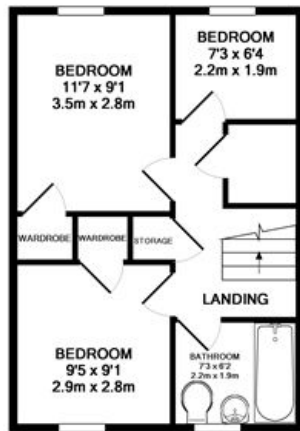
3 Ghyllside, Dent, Sedbergh, Cumbria, LA10 5QD

An attractive 3 bedroom mid terrace located centrally within the Village of Dent. With three bedrooms, rear garden and private parking this property is a must see.

A local occupancy restriction applies on this property.
Guide Price of £179,000



GROUND FLOOR
APPROX. FLOOR
AREA 390 SQ. FT.
(36.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 390 SQ. FT.
(36.3 SQ.M.)

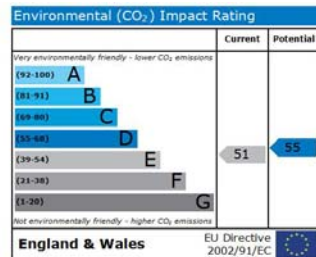
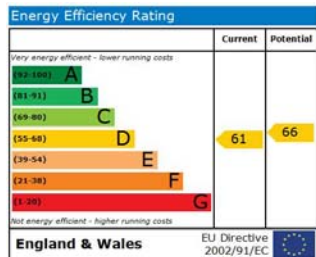
TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 SQ.M.)

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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3 Ghyllside is situated in a peaceful location within the Village of Dent, only 10 miles from the market town of Sedbergh. To the ground floor of this home there is a spacious lounge with dining area and open fire place leading into a bright kitchen comprises of fitted wall and base units, double sink with drainer, recess space and plumbing for a washing machine and access into the well maintained rear garden.

The three bedrooms are located to the first floor along with the family bathroom, which includes a 3-piece suite with shower over the bath. Both double bedrooms benefit from fitted storage cupboards and there is also a useful storage cupboard on the landing. Private parking can be found to the front of the property.

This property does have a Yorkshire Dales local occupancy restriction on it, please ask the agent for more information.



SERVICES

Mains electric, water and drainage.

TENURE

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

COUNCIL TAX BAND

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

DIRECTIONS

From Sedbergh, take the road to Dent. Upon entering the cobbled area take the right turning at the 'George and Dragon' pub, past the post office. Carry on until the cobbled street ends and go up the slight hill. Take the small right turn, following the National Park wooden sign post for "Flintergill". The property can be found on the right hand side.

VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

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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 to 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.

