



Hodgson's Cottage
Dent, Sedbergh, Cumbria LA10 5QJ

Cobble Country
Dales & Lakes

Town & Country Property Agents Est. 1992



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Located in the picturesque village of Dent, just 5 miles out of the historic market town of Sedbergh, within the Yorkshire Dales National Park, Hodgson's Cottage is a spacious four-bedroom terraced house. Dent itself provides local amenities, including a primary school, cafés and pubs.

Accommodation comprises on entrance a hallway which leads to the main house and provides internal access to the garage, and a downstairs wc. The lounge contains a stone feature fireplace and is large enough to accommodate a dining table. Adjoining the lounge and down a few steps is the kitchen. Well-equipped with modern wall and base units an electric stand-alone cooker, stainless-steel sink with drainer and space under the counter for a variety of appliances.

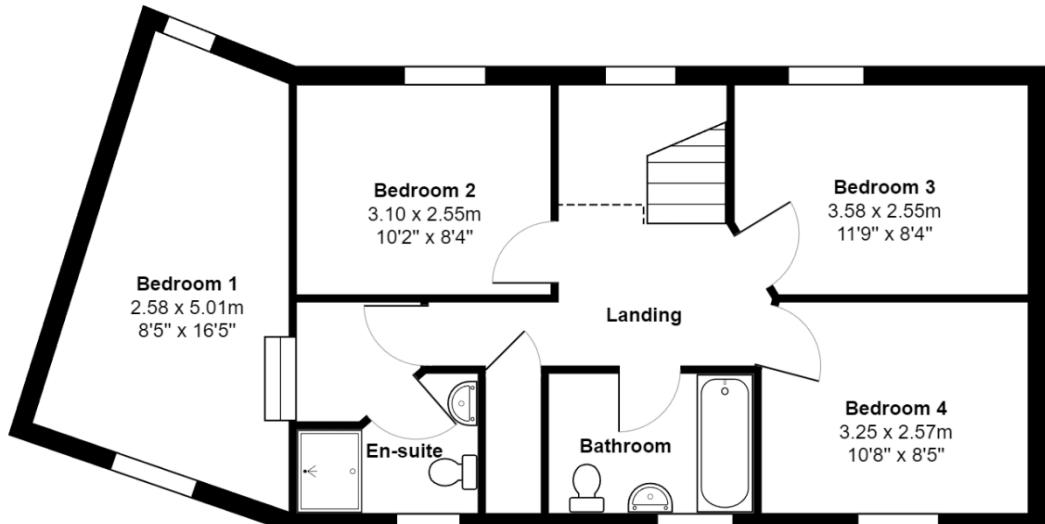
To the first floor there are 4 good-sized bedrooms and the house bathroom containing a white three-piece suite. The largest of the four bedrooms benefits from dual aspect windows and an en-suite shower room. The hall has an open staircase with large feature window, creating a light and airy environment in the property.

Externally, to the rear, there is a gated yard with ample room for garden furniture and vehicle access for the house garage, to the front there is an open, graveled yard. The house benefits from wooden double-glazing mains electric, water and drainage.

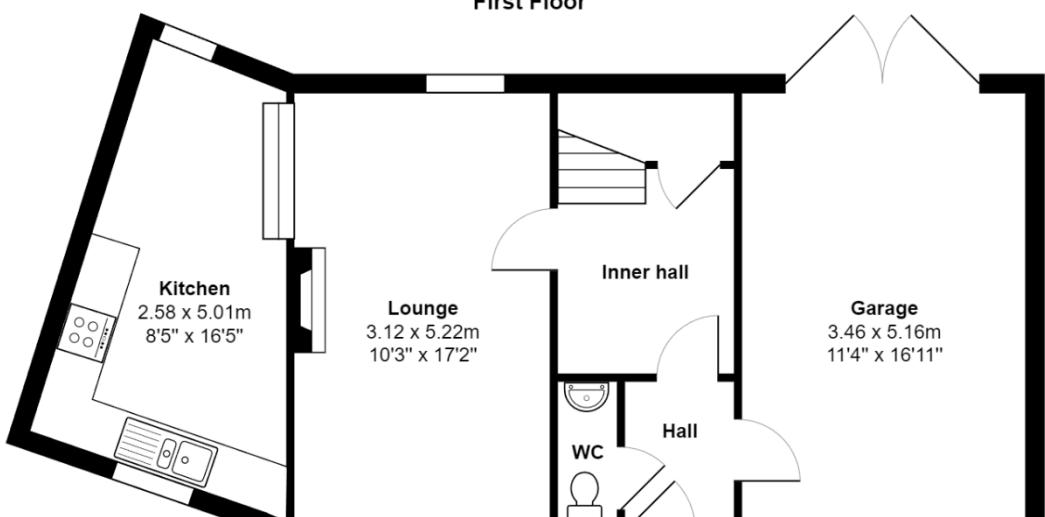
Viewings highly recommended to appreciate this space.

Guide Price £315,000





First Floor



Ground Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.
 © North West Inspector.

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SERVICES

Mains electric, water and drainage.

TENURE

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

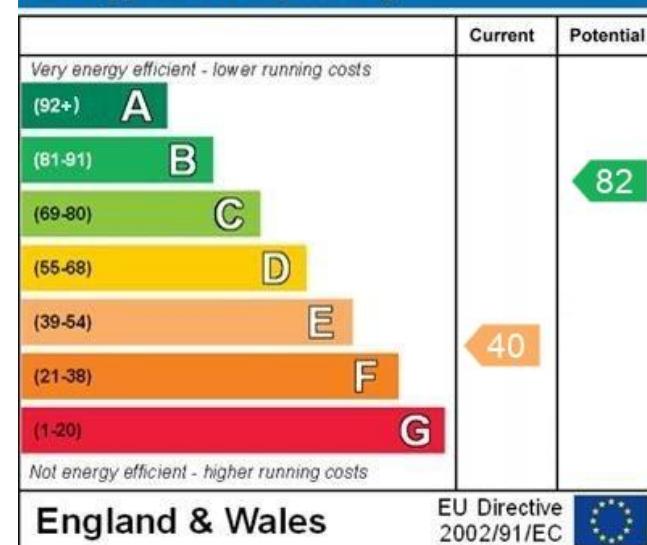
COUNCIL TAX BAND

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

DIRECTIONS

From Sedbergh follow the road to Dent. The property is the fifth house on the left before the Dent Village Car Park. To park for the property, use Dent Village Car park the first left hand turn in Dent.

Energy Efficiency Rating



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

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