3 bed semi-detached house to buy in LA10

Main Street, Dent, Sedbergh, Cumbria, LA10 5QL

£175,000 Starting Bid

x 3 x 1 x 2

Tenure

Freehold

On Street parking

Property features

- Sold as seen
- Charming Cottage
- Three Bedroom and One
- Cosy, Contemporary Feel
- EPC Rating F

Key Information

- Council Tax: Band D
- EPC Rating: F
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

BACK ON THE MARKET DUE TO THE BOTTOM OF THE CHAIN FALLING THROUGH - NO CHAIN

A generously proportioned and characterful dales cottage dating from circa 1690 and offering well balanced three double bedroom accommodation with two reception rooms and a welcoming hall. Being in the centre of Dent and equal distant from the Sun Inn and the church, the choice is yours!

Location: Dent has a thriving community and boasts a well renowned primary school, village store, church, Dent railway station, cafes and public houses. The location is just 5 miles from the many amenities available in Sedbergh, junction 37 of the M6 is within easy reach and the market town of Kirkby Lonsdale is 10 miles away.

Property Overview: Built in circa 1690, Church Gate Cottage as the name suggests, is located next to the village church of St Andrew's right in the heart of the village. Improved and updated over the years, the cottage has the benefit of the charm and character of its era blending with modern day comforts of double glazing, brand new central heating boiler and recently installed Hyco electric hot water boiler.

Stepping inside, a warm welcome awaits those that view with original flagged flooring, exposed timbers and stone work all showcased in the generous entrance hall; great as a second dining or living space for entertaining friends and family with access into the ground floor living spaces, along with a stone staircase that leads up to the first floor. There is also a handy under the stairs cupboard.

The sitting room to the left of the hallway is full of charm with a bay window overlooking the cobble street to the front and two side windows enjoying distant fell views. To complete the character of the room is the open fireplace and a wealth of exposed beams and stonework.

The dining room overlooks the church yard to the rear as does the breakfast kitchen, and a cloakroom just off the dining room offers that all important downstairs WC.

The breakfast kitchen has two windows both with deep sills and is fitted with a range of wall and base units with complementary working surfaces and a single drainer stainless steel sink. There is a slot in oven and fridge freezer, along with a washing machine.

Upstairs opening off the landing are three double bedrooms, bathroom and useful storage cupboard, with bedroom one having an original oak door. All the bedrooms enjoy delightful aspects of village life and distant views.

The bathroom has a window, part tiled walls and a radiator and heated towel rail to warm the room. A four piece suite comprises a panel bath with tiled splash back, a panelled shower cubicle with Mira shower, pedestal wash hand basin and WC. A shelved cupboard houses the Hyco electric boiler and central heating boiler with Hive controls.

Accommodation with approximate dimensions:

Ground Floor

Living Room 15' 1" x 11' 1" (4.6m x 3.38m)

Dining Room 13' 7" x 9' 9" (4.14m x 2.97m)

Breakfast Kitchen 13' 6" x 8' 6" (4.11m x 2.59m)

First Floor

Bedroom One 15' 2" x 9' 3" (4.62m x 2.82m)

Bedroom Two 11' 3" x 10' 7" (3.43m x 3.23m)

Bedroom Three 11' 11" x 10' 2" (3.63m x 3.1m)

Outside:

Parking Free parking permit for Dent car park for resident of the property.

Garage Stone and slate construction with timber up and over door and a side door. Power and light.

Tenure: Freehold

Services: Mains electricity, mains water and mains drainage

Council Tax: Westmorland & Furness Council - Band D

Viewing: Strictly by appointment with Hackney & Leigh Kirkby Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £175,000

Property Type: Semi-detached house

Parking: On Street, Permit Parking

Year built: 1700

Construction materials: Stone built

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

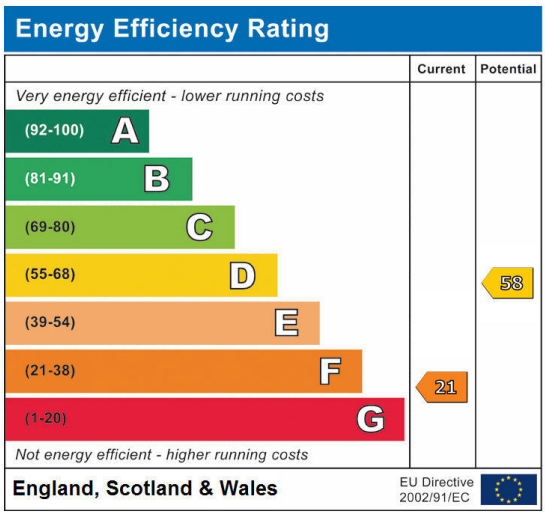
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Main Street, Dent, Sedbergh, Cumbria, LA10 5QL

Contact your local branch today for more information on this property:

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