

9 Ghyll Side, Dent, Cumbria

LA10 5QD



Sedbergh 6 Miles

Junction 37 M6 Motorway 9 Miles

An immaculate two bedroom middle terrace cottage stonebuilt under a concrete tile roof constructed just before the turn of the century under the Yorkshire Dales National Park policy restricting occupation to persons who currently live or work in the Yorkshire Dales National Park. Dent village is a thriving small community with school, shops, inns, church and recreation areas. The market towns of Sedbergh, Hawes Kendal and Kirkby Lonsdale are all within easy reach.

Viewing by appointment through the selling agents - Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH. Tel. 01200 441351 or email to sawley@rtturner.co.uk

Council Tax - band B

Energy Performance Certificate – band E

Price Offers sought circa £197,500



Rear Garden

MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.

Ground Floor with lounge and kitchen diner as follows.

Lounge

14' 4" x 13' 9" with carpeted floor, open plan stairway with understair closet, fireplace with light oak polished beam head, inset tiling and black marble hearth with Morso multi fuel stove, front window, glazed front entrance door and wired for centre ceiling light.

Kitchen Diner

13' 9" x 8' 2" with tiled floor, new twelve month old fitted kitchen with painted wall cupboards and work top units incorporating a one and a half bowl sink unit under the rear kitchen window, breakfast bar with wall mounted electric radiator below, space for tall fridge freezer and electric cooker, space and plumbing for dishwasher, clothes washer and tumble drier, concealed cupboard lighting and tile splashbacks, six recessed ceiling lights, glazed door to the rear garden and glazed entrance door to the lounge.

First Floor

A carpeted stairway open to the lounge leads up a straight flight turning right one step up on to a central landing fully carpeted with hot water cylinder cupboard, loft hatch with pull down ladder, centre ceiling light and entrances to two bedrooms and the shower room as follows.

Front Bedroom 1

13' 9" x 10' 6" with fitted carpet, front window, range of mirror fronted wardrobes, overstair cupboard, built in closet, wired for centre ceiling light and two bedhead wall lights.

Rear Bedroom 2

10' 2" x 7' 2" with fitted carpet, rear window and wired for centre ceiling light.

Shower Room

6' 3" x 6' 1" with lino floor covering, vanity wash basin and low flush toilet in white, curved glass shower closet with Mira Sport electric shower fitting, rear window, wall tiling to half height, wall mounted chrome heated towel rail and two recessed ceiling lights.

Outside

Reserved parking space to the front. Rear stone walled garden with raised decking floor outside the rear glazed entrance door and astro turf to the remaining area which looks out onto open farmland.

Services

Mains water electricity and drainage. Ground floor underfloor heating. Double glazed wood frame sash windows painted white throughout. Domestic hot water by immersion heater.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

Lounge



Lounge



Lounge



Kitchen



Front Elevation



Kitchen



Front Bedroom 1



Front Bedroom 1



Rear Bedroom 2



Shower Room



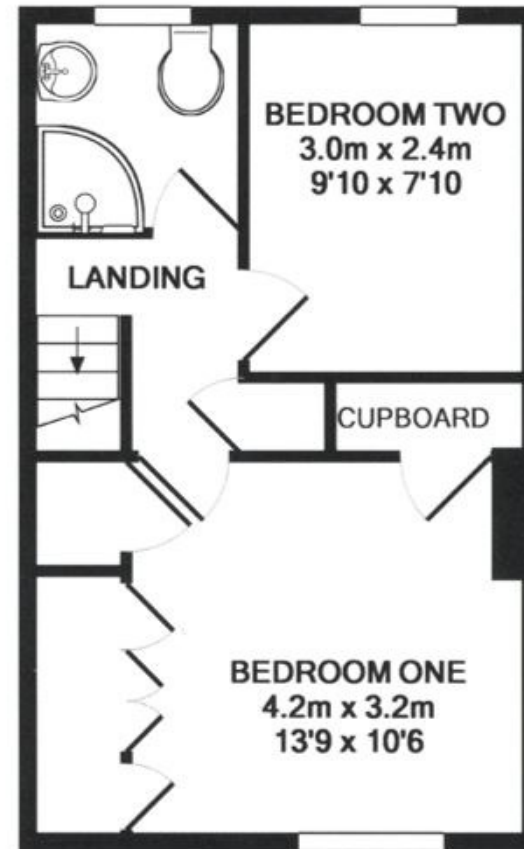
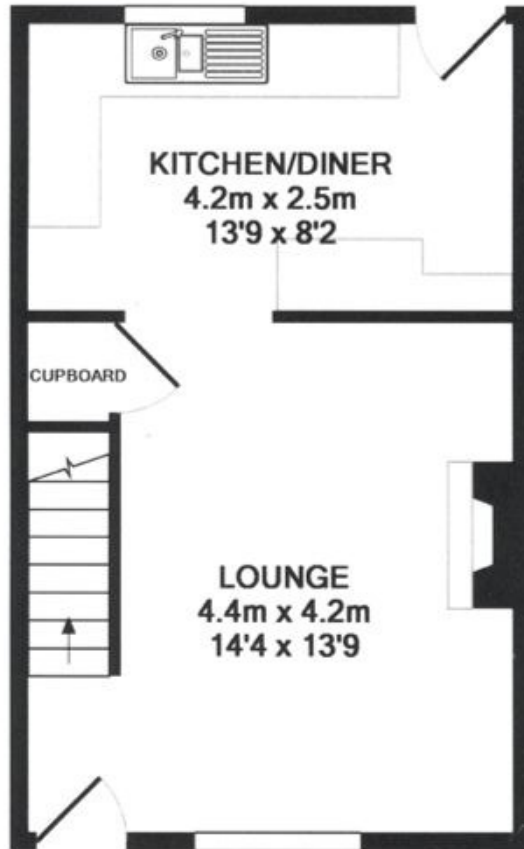
Front Bedroom 1

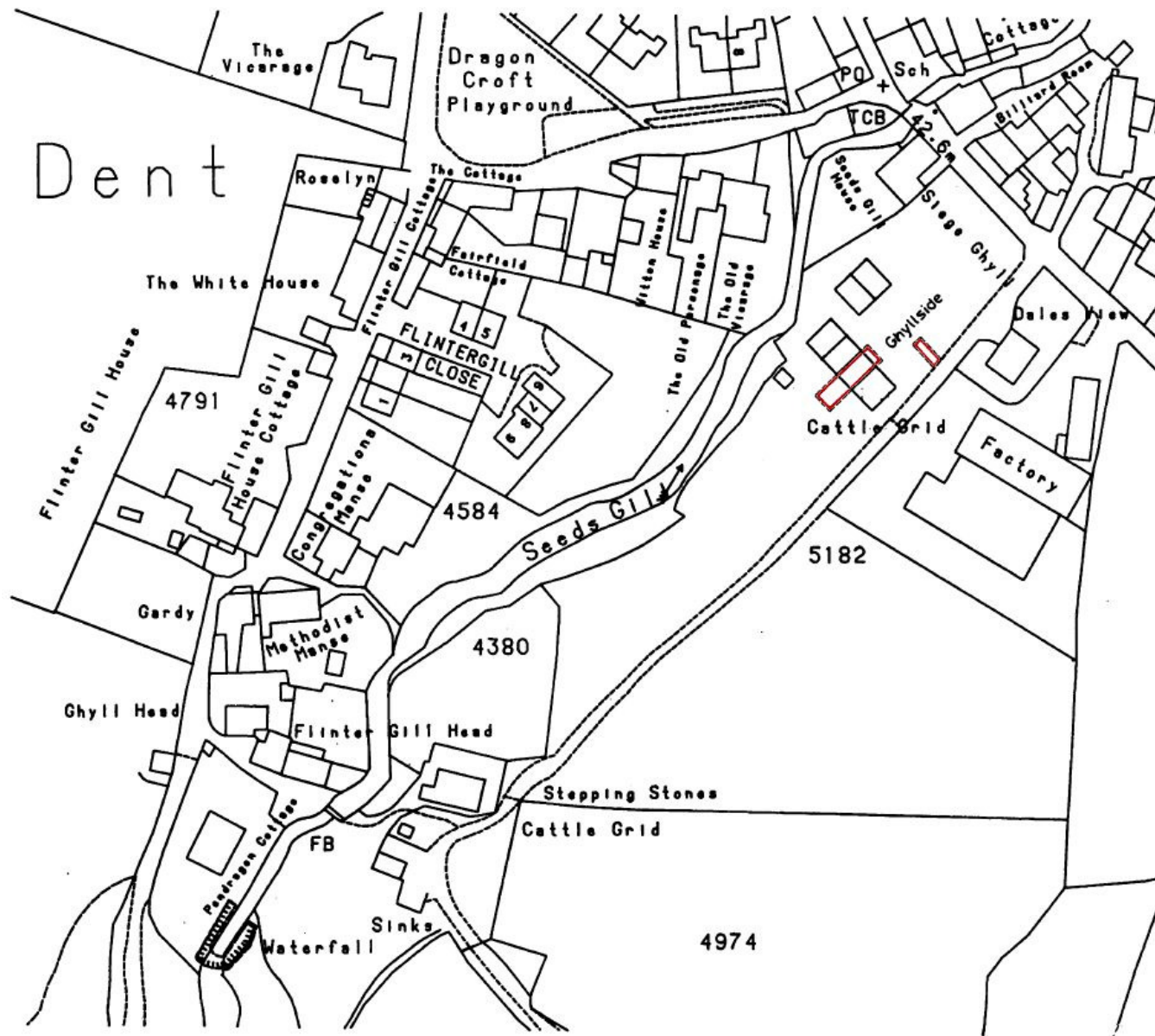


Rear Garden



Floor Plan





Dent

Old Sawley Grange, Gisburn Road
 Sawley, CLITHEROE BB7 4LH
 T: 01200 441351
 F: 01200 441666
 E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street
 BENTHAM LA2 7HF
 T: 015242 61444
 F: 015242 62463
 E: bentham@rtturner.co.uk

14 Moss End, Crooklands,
 MILNTHORPE LA7 7NU
 T: 015395 66800
 F: 015395 66801
 E: kendal@rtturner.co.uk

Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

