



## 9 GHYLL SIDE DENT, LA10 5QD

**£210,000**  
**FREEHOLD**

9 Ghyll side is a lovely stone built terraced cottage within the village of Dent, just five miles from Sedburgh. 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



## 9 GHYLL SIDE

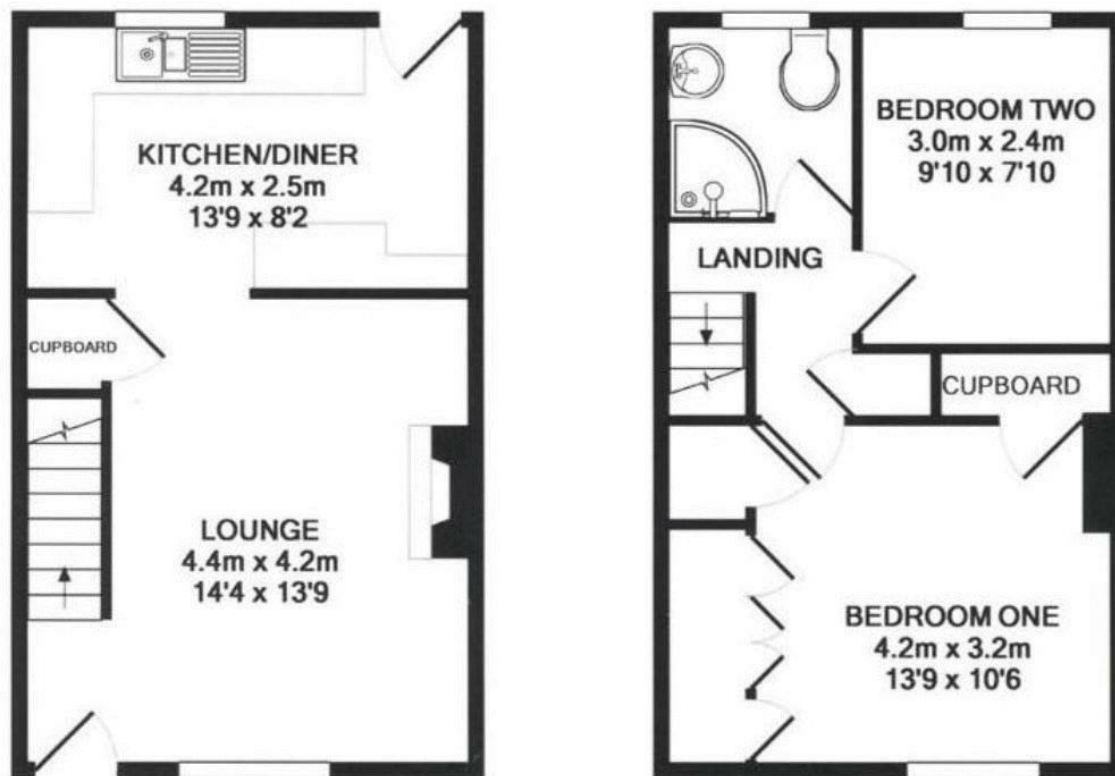
- Spacious lounge with feature fireplace
- Modern well-equipped kitchen
- Underfloor heating throughout the downstairs
- Bathroom with waterfall shower and contemporary fittings
- Two bedrooms with ample storage
- Private parking and garden





## 9 GHYLL SIDE





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**EPC Rating:**      **Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Cobble Country  
59 Main Street  
Sedbergh  
Cumbria  
LA10 5AB

01539621000  
Sedbergh@cobblecountry.co.uk

