



## BECKWELL MAIN STREET SEDBERGH, LA10 5QL

**£340,000**  
**FREEHOLD**

A fantastic opportunity to purchase a spacious characterful cottage in the heart of the beautiful Village of Dent in the Yorkshire Dales National Park. The property is full of interesting features and complimentary fixtures and fittings.

The accommodation comprises of an open plan lounge with wood burning stove through to dining area and kitchen. To the first floor, two double bedrooms one with ensuite and the house bathroom. Stairs lead to the second floor into a versatile attic room with open plan bedroom or living space with vaulted ceiling and large original windows.

A large basement offers ample storage and utility space, access is gained externally to the front right of the cottage.

**COBBLE  
Country**  
*Dales & Lakes*  
TOWN & COUNTRY PROPERTY AGENTS  
EST. 1992

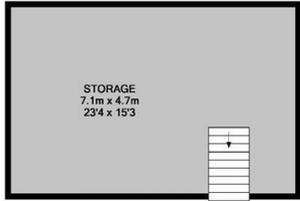
# BECKWELL MAIN STREET

- Character cottage property in popular village of Dent
- Open plan Kitchen Diner living space
- Lounge with wood burning stove
- 3 Double Bedrooms, one ensuite
- House bathroom
- Basement workshop and store
- Lovely views



# BECKWELL MAIN STREET





BASEMENT LEVEL  
APPROX. FLOOR  
AREA 33.0 SQ.M.  
(355 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 33.4 SQ.M.  
(359 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 32.6 SQ.M.  
(351 SQ.FT.)  
  
TOTAL APPROX. FLOOR AREA 131.9 SQ.M. (1420 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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2ND FLOOR  
APPROX. FLOOR  
AREA 32.9 SQ.M.  
(354 SQ.FT.)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating:**      **Council Tax Band: C**

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

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