

**Christopher
Whelan**

**Hill House, Deepdale Road, Dent
Sedbergh, Cumbria LA10 5QL**



£285,000

A three bedroom cottage situated in the picturesque Yorkshire Dales village of Dent. Now in need of some modernisation.

Accommodation comprises kitchen/diner, dining room, lounge, office/sitting room on ground floor, three bedrooms and bathroom on first floor.

Cellar, detached garage, coal store and outside WC.



**Auctioneers, Estate Agents & Property Managers
70, Main Street, Sedbergh, Cumbria LA10 5AD
property@chriswhelan.co.uk www.chriswhelan.co.uk
Tel: 015396 20293 Fax 015396 21650**

Accommodation (All measurements are approximate)

Kitchen **5.00m x 3.89m (16ft 5ins x 12ft 9ins)**
L shaped. Old fashioned. 2 bowl stainless steel sink.
Cupboards. Plumbed for washer. Vinyl floor covering.
Storage heaters. Doors to rear and front yard.



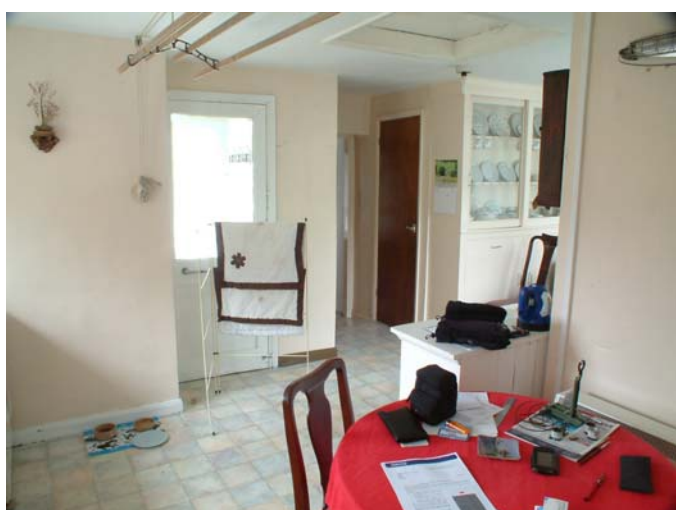
Lounge **4.88m x 3.23m (16ft 0ins x 10ft 7ins)**
Baxi fire set on stone fireplace heats 3 radiators and hot water. Secondary glazing. Wall lights. Carpet. Night storage heater.



Office **3.38m x 4.34m (11ft 1ins x 14ft 3ins)**
Built in book shelves. Carpet Square. Secondary glazing. Telephone point. Radiator. Door.

Bedroom 1 **2.29m x 1.79m (7ft 6ins x 5ft 7ins)**
Small single. Built in cupboard.

Bathroom **2.49m x 2.49m (8ft 2ins x 8ft 2ins)**
Cast iron bath with electric shower over, WC and pedestal basin. Part tiled. Airing cupboard with cylinder and immersion. Shaver point. Wall heater.



Dining Room **2.72m x 4.83m (8ft 11ins x 15ft 10ins)**
Cupboard understairs. Beam ceiling. Telephone point.
Carpet. Radiator and storage heater.



Bedroom 2 **3.86m x 3.56m (12ft 8ins x 11ft 8ins)**
 Cupboard over stairs. Beams. Pedestal basin. Telephone point. Carpet. Night storage heater and radiator.



Up two steps to
Bedroom 3 **4.32m x 3.35m (14ft 2ins x 11ft 0ins)**
 Window front and back. Carpet. Night storage heater.



Cellar **4.19m x 3.12m (13ft 9ins x 10ft 3ins)**
 1.68m (5ft 6ins) head room under lounge

Outside

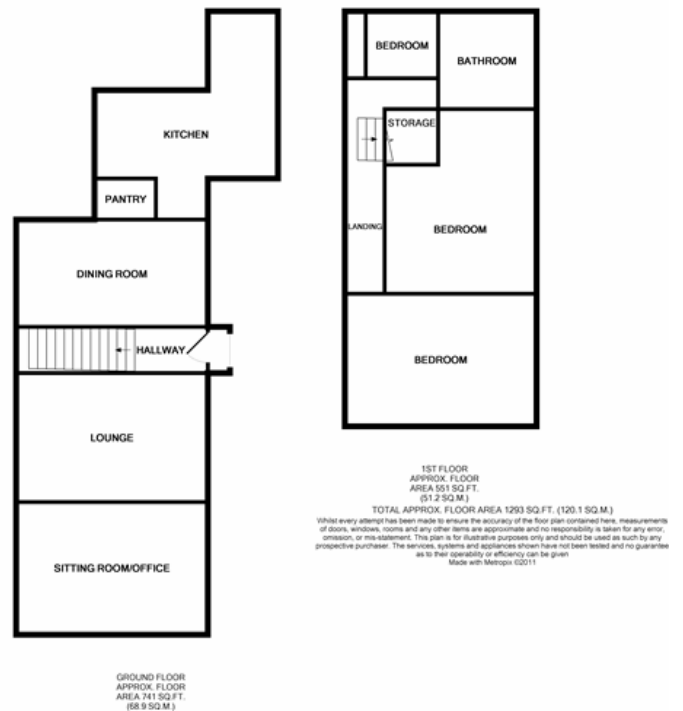


Coal store by back door.
 Paved seating areas.
 Old WC.

Garage **7.32m x 3.78m (24ft 0ins x 12ft 5ins)**
 Stone built with asbestos tile roof. Light and power.



Floorplan



Services

Mains water, electricity, drains and telephone.

Council Tax

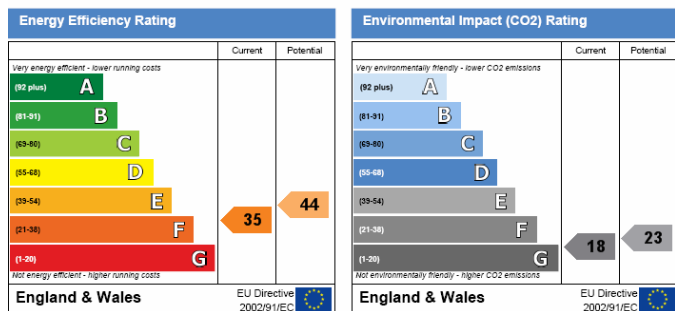
Band E £1916.63 2011/2012

Tenure

Freehold.

EPC Graph

Address: Hill House, Main Street, Dent, SEDBERGH, LA10 5QL
RRN: 8202-5968-0529-7226-8493



Directions

From Sedbergh follow road to Dent. Proceed over the cobbles, and at The George and Dragon take the right fork over the little bridge then up a slight incline. Hill House is on the left.

Local Authorities:

South Lakeland District Council, Kendal.
Cumbria County Council, Carlisle

Planning Authority:

Yorkshire Dales National Park, Yoredale, Bainbridge,
Leyburn. N.Yorkshire DL8 3EL.

If you are interested in making an offer or discussing the price or terms of purchase contact the agent only.

Viewing strictly by appointment only.

Telephone: 01539 620293 Fax 01539 621650

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statement or representation of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty or representation in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We would strongly recommend that all the information which we provide about the property is verified by you and your advisers. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

Please contact us before viewing the property. We will also confirm that the property remains available. This is particularly important if you are making a long journey.