

# Christopher Whelan

**Overdale, Dent,  
Sedbergh, Cumbria LA10 5QL**



**£255,000**

**In the picturesque village of Dent in the Yorkshire Dales  
Semi detached 3 bedroom house in need of modernisation.  
Living kitchen, pantry, lounge with open fireplace, bathroom.  
Cobbled yard at rear with stone stable.  
Pathway and garden to front.**



**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**

## General

Stone built under slate roof.  
In need of modernisation.

**Accommodation** (All measurements are approximate)

**Hall** - front door into porch.

**Lounge** 4.32m x 4.19m (14ft 2ins x 13ft 9ins)  
Dent marble fireplace. 2 Sash windows with window seats. Curtain poles. TV point. Carpet. Storage heater.



**Inner Hall** 2.49 x 1.52m (8ft 2ins x 5ft 0ins)

**Kitchen** 3.86m x 4.34m (12ft 8ins x 14ft 3ins)  
Tile fireplace – chimney sealed, back boiler. Stainless Steel sink in base unit, plumbing for washing machine. Storage heater. Original sash windows.



**Pantry** 2.46m x 2.39m (8ft 1ins x 7ft 10ins)

Range of wall and base units, electric cooker point.  
Glazed screen allowing borrowed light to inner hall.



**Understairs** - cupboard.

**Stairs up to Landing**

Airing cupboard. Carpet. Storage heater.

**Bathroom** 2.41m x 1.80m (7ft 11ins x 5ft 11ins)

Green suite, bath, pedestal basin and WC. Part tiled.  
Wall mirror with light over. Electric wall heater.  
Carpet.



**Bedroom 1**            **4.22m x 2.44m (13ft 10ins x 8ft 0ins)**  
Windows in 2 walls. Ceiling newly re-plastered.  
Curtain rails. Carpet.



**Bedroom 3**            **4.39m x 4.17m (14ft 5in x 13ft 8in)**  
2 Sash windows with window seats. Curtain rails.  
Carpet.



**Bedroom 2**            **2.13m x 3.18m (7ft 0ins x 10ft 5ins)**  
Casement windows. Curtain rail. Carpet.



**Outside**  
Cobbled yard at rear



**Stables**                **4.67m x 3.02m(15ft 4ins x 9ft 11ins)**  
2 stall cobble floor – loft over not split from neighbours  
part.

**Garden** to front.

## Services

Mains electricity, water and drainage

## Council Tax

Band D £1553.23 payable 2010/11

## Tenure

Freehold

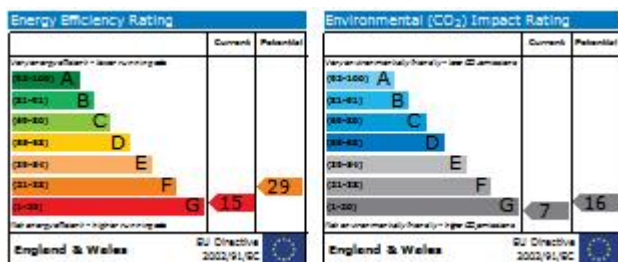
## Floorplan

This is an indication of the room layout only



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC Graph



**There is a HIP available for this property**

## Directions

Exit M6 at junction 37 and take A684 to Sedbergh then follow signs to Dent. Park on Dent car park. Turn left out of car park and walk up cobbled street (Main St) to the George & Dragon public house. Take the right fork, continue along cobbled street, over bridge and up the incline. Overdale 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.