



Allen House, Laning, Dent,
Sedbergh, Cumbria LA10 5QJ

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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Allen House is a quaint two-bedroom terraced cottage with lots of potential located in the desirable Dales village of Dent. Dent itself is a charming, historical village in the sought after Yorkshire Dales National Park, perfect for those wanting to explore the natural beauty of the Dales. Dent has its own primary school, village shop, cafes, pubs and is a short drive from Sedbergh and Kirkby Lonsdale.

The ground floor of the cottage comprises of a sitting room, kitchen diner, shower room and rear porch leading to a good-sized garden. The kitchen at the rear has plenty of wall and base units, stainless steel sink, room under counter appliances along with space for a table. The shower room has a modern double shower cubicle, pedestal wash basin and wc. To front of the cottage is the sitting room currently with a feature fireplace and electric fire, 2 cupboards set into the wall and a generous under stairs cupboard. Stairs lead off the sitting room to the first floor.

On the first floor, to the front of the house is the larger of two bedrooms, equipped with fitted wardrobes. The second bedroom is to the rear of the cottage.

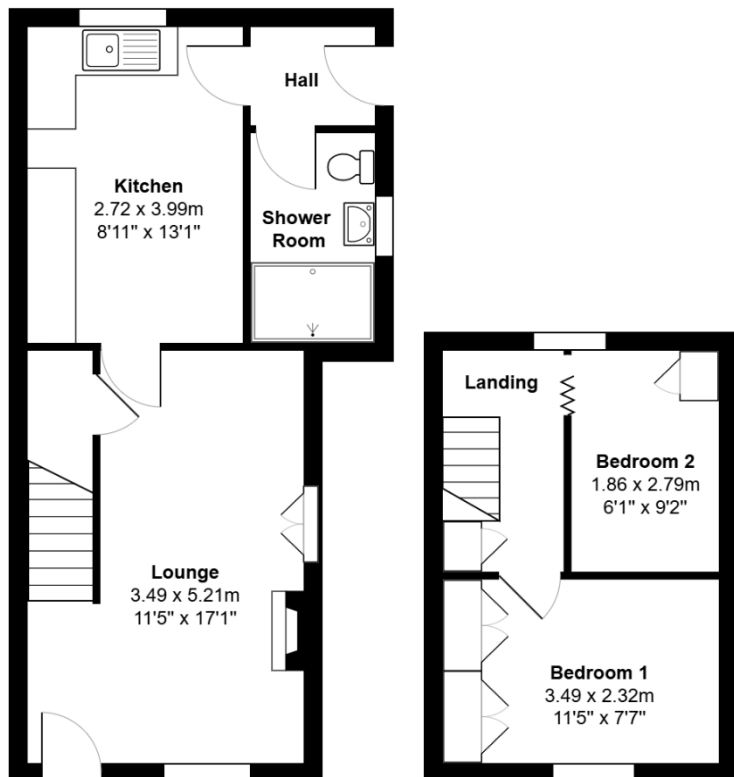
Externally, there is a generous sized garden which is well maintained, perfect for those with a green thumb!

This property benefits from some double glazing and mains water, electric and drainage. The cottage, now in need of modernisation lends itself to first-time buyers, a second home, or those looking to holiday let.

Viewings highly recommended.

Offers in the region of £215,000





Ground Floor

First Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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SERVICES

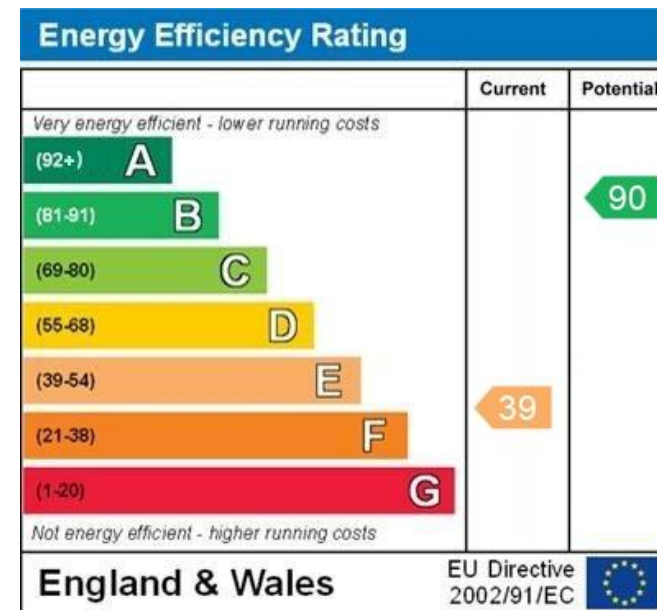
Mains electric, water and drainage.

TENURE

We are advised by the vender that the property is Freehold.

COUNCIL TAX BAND

We are advised that the property is currently in band B.



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DIRECTIONS

From Sedbergh follow the road to Dent. The property is the second cottage on the right after the Dent Heritage Centre. Parking is in the village car park.

REFERRALS INFORMATION

We may receive a referral fee from recommended solicitors or mortgage advisors. Full details are available on request.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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