



LAWRENCE COTTAGE LANING

SEDBERGH, LA10 5QJ

£225,000
FREEHOLD

Lawrence Cottage is a charming one-bedroom traditional cottage in the Dales village of Dent. The cottage benefits from the local cafes and pubs in the village and is a short drive from Sedbergh and the town's amenities. Dent is an historical village in the Yorkshire Dales National Park, perfectly situated for those wishing to explore the Dales and beyond.

Accommodation in brief is a small porch on entrance, living room and kitchen to the ground floor. To the rear and up a half landing is a sunroom. To finish the accommodation on the first floor is a spacious double bedroom and a good-sized bathroom.

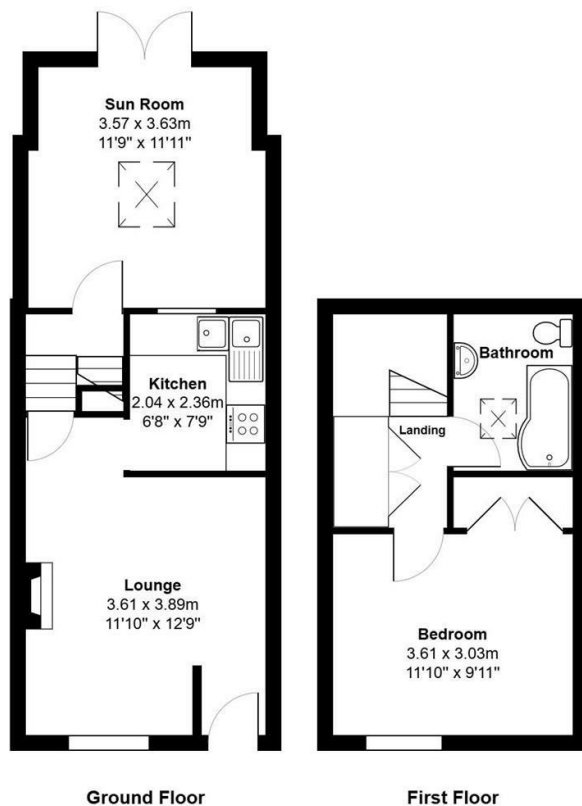
The living room has a wood burning stove with back boiler for heating and hot water. The kitchen has plenty of wall and base units, corner stainless steel sink and electric oven and hob. To the rear and up a half landing is the light sunroom with patio doors leading into the garden, this is a later extension to the cottage and a great benefit.

On the first floor the bright and airy spacious double bedroom to the front of the cottage with storage cupboard. There is also a good sized white 3-piece bathroom including shower over the bath. Externally, there is a rear patio area and well-maintained garden with views over the local countryside, Rise Hill and beyond.

This property benefits from UPVC double glazing throughout, mains water, electric and drainage. It lends itself to first-time buyers, a second home, or those looking to holiday let.

Viewings highly recommended.





For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		9
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D 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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