



HODGSON'S COTTAGE LANING

SEDBERGH, LA10 5QJ

£315,000
FREEHOLD

Located in the picturesque village of Dent, just 5 miles out of the historic market town of Sedbergh, within the Yorkshire Dales National Park, Hodgson's Cottage is a spacious four-bedroom terraced house. Dent itself provides local amenities, including a primary school, cafes and pubs.

Accommodation comprises on entrance a hallway which leads to the main house and provides internal access to the garage. The lounge contains a stone feature fireplace and is large enough to accommodate a dining table. Adjoining the lounge and down a few steps is the kitchen. Well-equipped with modern wall and base units an electric stand-alone cooker, stainless-steel sink with drainer and space under the counter for a variety of appliances.



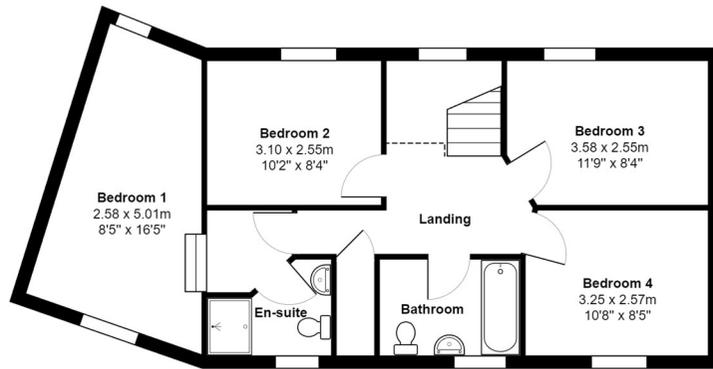
HODGSON'S COTTAGE LANING

- Four Spacious Bedrooms
- Master En-suite Shower Room
- Large garage with internal access
- Lounge with feature fireplace
- Yard with views of the fells
- No onward chain

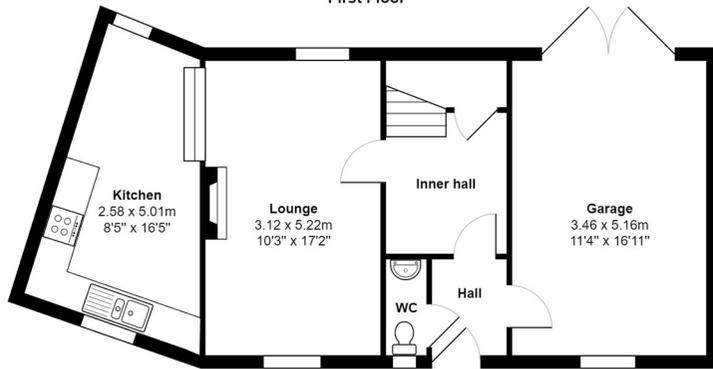


HODGSON'S COTTAGE LANING





First Floor



Ground Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

EPC Rating: Council Tax Band: D

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

Cobble Country
59 Main Street
Sedbergh
Cumbria
LA10 5AB

01539621000
Sedbergh@cobblecountry.co.uk

