



Queens Cottage Queens Square, Dent  
£285,000





## Queens Cottage Queens Square

### Dent

Nestled in the quaint village of Dent, this charming 3-bedroom cottage offers the perfect blend of modern comfort and traditional charm. As you step inside, you are greeted by a stunning open-plan living area featuring a cosy wood-burning stove, a dining area for entertaining guests, and an integrated kitchen equipped with all the essential appliances. The first floor boasts three bedrooms, a generously sized principle bedroom and a further double and single bedroom offering ample space for relaxation. Completing the upper level is a four-piece suite bathroom. Throughout the property, the warmth of oil central heating and the efficiency of double glazing ensure a comfortable environment year-round.

Stepping outside, residents can take advantage of the courtyard space, providing a tranquil escape for gardening enthusiasts to showcase potted plants or create a peaceful outdoor sanctuary. Perfect for al fresco dining or simply unwinding after a long day, this outdoor area offers a private area for momentary relaxation amidst the bustling village life. Thanks to its desirable location in the heart of Dent, this property not only provides easy access to local amenities but also allows residents to explore the picturesque surroundings through a myriad of beautiful countryside walks. With convenient road links to nearby towns and villages, this cottage presents an idyllic retreat for those seeking a harmonious balance between modern comfort and rural charm.



- Terraced cottage located in the heart of Dent
- Oil central heating and double glazing
- Stunning open plan living area with wood burning stove, dining area and integrated kitchen
- Original features can be found throughout the property
- Three bedrooms on the first floor with two being doubles
- Courtyard garden to the left of the property
- Four piece suite bathroom
- The property has Full Fibre Broadband installed
- Easy access to the local amenities
- Road links to local towns and villages

### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### EPC RATING E

### SERVICES

Mains electric, oil central heating, mains water, mains drainage, Full Fibre Broadband

### COUNCIL TAX:BAND D

### TENURE:FREEHOLD

### DIRECTIONS

Upon arriving in Dent, follow Laning Road and carry on as it merges into Main Street. Carry on following the road and take a slight right at the George and Dragon pub to find Queens Cottage on the left.

**WHAT3WORDS:**///interlude.nanny.financial







## GROUND FLOOR

### OPEN PLAN LIVING AREA

25' 2" x 18' 6" (7.68m x 5.64m)

### FIRST FLOOR

#### LANDING

11' 9" x 2' 10" (3.58m x 0.87m)

#### BEDROOM

14' 7" x 8' 4" (4.44m x 2.54m)

#### BEDROOM

8' 4" x 8' 0" (2.54m x 2.43m)

#### BEDROOM

8' 6" x 7' 1" (2.59m x 2.15m)

#### BATHROOM

7' 5" x 7' 3" (2.27m x 2.22m)















## THW Estate Agents

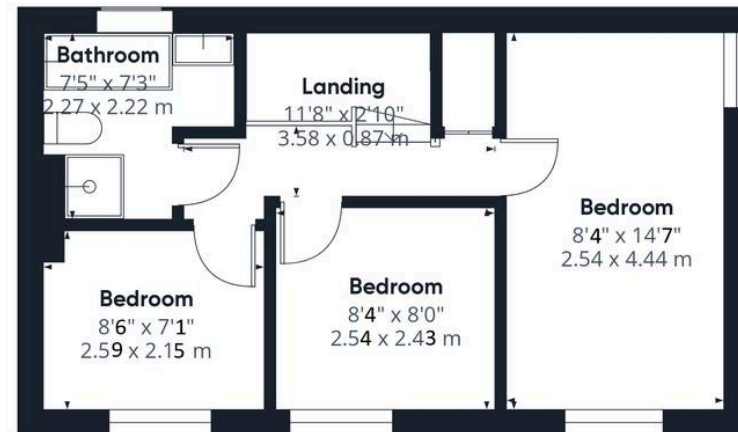
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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

741.85 ft<sup>2</sup>

68.92 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

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