



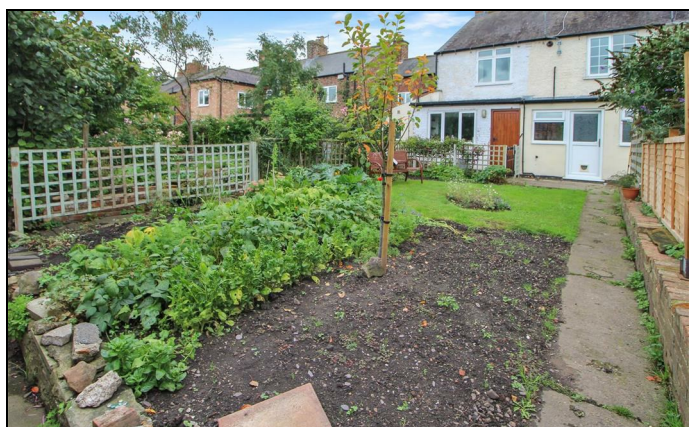
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41 Cockpit Hill, Brompton Northallerton DL6 2RQ

To Let this fully refurbished two bedroom period cottage, located in the village of Brompton on the outskirts of Northallerton. The accommodation comprises of a lounge, recently refitted kitchen and bathroom to the ground floor. The first floor holds two double bedrooms. To the exterior of the property there is on street parking to the front and an easy to maintain rear garden with lawn and veg patch. With the added benefits of UPVC double glazing and gas central heating throughout. No pets.

EPC D

North Yorkshire Council Tax Band A

Initial 6 month lease

£700 PCM

LOCATION

Cockpit Hill is located in Brompton which offers a local shop, two public houses and several places of worship. Northallerton is less than 2 miles South and offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Airport.

DIRECTIONS

From Northallerton High Street, proceed South down the high street turning left at the first roundabout, then left again at the next roundabout. Head out of Northallerton and at the mini roundabout take the left turning onto Northallerton Road. Continue into the village of Brompton heading straight over at the crossroads and 41 Cockpit Hill is located on the left.

THE ACCOMMODATION CONSISTS OF

LOUNGE

11'10" x 10'11" (3.61 x 3.33)

With front double glazed UPVC window & door, feature period style fire surround, TV point, bamboo flooring radiator.



INNER HALL

With storage cupboard under stairs.

KITCHEN

12'9" x 7'4" (3.91 x 2.26)

With a newly fitted range of fitted base, wall and drawer units, worktops inset with porcelain sink, electric hob & oven, tiled splashbacks, rear facing UPVC double glazed window and door, radiator, laid stone flooring and stairs to first floor.



BATHROOM

9'0" x 4'4" (2.75 x 1.33)

With a fitted three piece bathroom suite consisting of a low level WC, panelled bath with shower over & pedestal wash hand basin, tiled walls & floor, rear facing UPVC double glazed window and radiator.



BEDROOM ONE

11'11" x 10'10" (3.64 x 3.32)

With front facing UPVC double glazed window, bamboo flooring and radiator.



BEDROOM TWO

8'8" x 10'11" (2.66 x 3.35)

With rear facing UPVC double glazed window, cupboard over stairs housing hot water tank, gas boiler heating radiators, bamboo flooring and radiator.



EXTERNALLY

With on street parking to front, rear lawned garden, shared access footpaths are present to the rear of the property.



VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

RENT

Rents are normally quoted on a calendar month basis. In addition, the Tenant is usually responsible for Council Tax, Water Rates, Gas, Electricity and Telephone costs.

Rents are payable by standing order (unless alternative arrangements are agreed in advance) to our Company bank account monthly in advance, with the first month's rent due before taking occupation of the premises.

OFFER/ APPLICATION

Having decided on a property, you will need to complete a written application form. At this time any details or requirements can be provisionally agreed, such as occupancy date, duration of the letting, etc.

CLAUSES RENTAL

1/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 2/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 3/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

DEPOSIT

A deposit (or 'bond') is normally required prior to occupation. This is normally equal to five weeks rent. Check with our representative. Where we are managing the property, this deposit will be either; a) held by us and covered by insurance, or b) forwarded to the government authorised custodial body. We will inform you in writing of which scheme is used. Where we are not managing the property any tenancy deposit which is required will be taken by the Landlord. The deposit is held to cover any breakages, damage, rent arrears or other tenant liabilities. Where we are managing, at the end of the tenancy we will check the property in the presence of the Tenant and assess any damages and deductions due. Please note that the deposit cannot be used by the Tenant to cover rent.



GROUND FLOOR
APPROX. FLOOR
AREA 314 SQ.FT.
(29.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 270 SQ.FT.
(25.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 584 SQ.FT. (54.3 SQ.M.)

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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