



**James Winn**  
**Estate Agents**

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### **11 Cockpit Hill, Brompton Northallerton DL6 2RQ**

Available to rent is this charming, two bedroom terraced cottage located in the well serviced village of Brompton just outside of Northallerton. Over two floors the accommodation comprises of a lounge, a breakfast kitchen, a house bathroom/w.c., a first floor landing and two bedrooms. To the exterior of the property there is a communal rear courtyard, two storage sheds and on street parking is available close by. With the added benefits of gas central heating & double glazing, viewing is highly advised to appreciate the size, location and charm of the accommodation on offer. Sorry no pets.

EPC - D

Council Tax Band - B

**£675 PCM**

## LOCATION

Cockpit Hill is located in Brompton village which offers a local shop, two public houses and several places of worship. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesborough, Tees Valley and Leeds Bradford 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 on to Brompton Road. At the mini roundabout take the right turning onto Stokesly Road and continue until Brompton is signposted, turn left into the village of Brompton, at the crossroad turn right to where the property is located on the left hand side.

## LIVING ROOM

11'11" x 12'11" (3.65 x 3.94)

With a front facing UPVC double glazed window, gas fire and a radiator.



**KITCHEN DINER**

12'6" x 8'3" (3.82 x 2.52)

With a rear facing timber door and window, stairs to first floor, tiled flooring, wall drawer and floor units and a radiator.



**BATHROOM/W.C**

7'1" x 4'4" (2.16 x 1.33)

With a rear facing window, panelled bath, low level w.c, pedestal wash hand basin, tiled flooring and a radiator.



**FIRST FLOOR**

**BEDROOM ONE**

12'1" x 10'5" (3.696 x 3.18)

With a front facing uPVC window, fitted wardrobes, wash hand basin and a radiator.



## BEDROOM TWO

7'1" x 9'9" (2.16 x 2.99)

With a rear facing UPVC window and a radiator.



## REAR YARD

Communal rear yard with allocated out buildings.

## EXTERNAL



## 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.

## 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.

## 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.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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