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27 Cockpit Hill, Brompton Northallerton DL6 2RQ

This charming two-bedroom terraced cottage is situated in the well-served village of Brompton, near Northallerton. The property features a cozy lounge, a kitchen/diner, and a ground floor bathroom/WC, with a galleried landing leading to two spacious bedrooms on the first floor. Externally, there is a large, low-maintenance paved rear garden with two sheds and private parking to the rear. Benefiting from gas central heating and double glazing, the cottage combines traditional appeal with modern comforts. Viewing is highly recommended to appreciate its size, charm, and convenient location.

EPC Rating D - Council Tax Band B

Offers Over £160,000

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.

DIRECTION

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 27 Cockpit Hill is located on the left.

ACCOMMODATION CONSISTS OF

LOUNGE

10'7" x 12'6" (3.25 x 3.83)

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

KITCHEN/DINER

17'5" x 10'10" (5.33 x 3.32)

With a rear facing French doors leading to the rear garden, stairs to first floor, door to the house bathroom, integrated gas oven and radiator.

HOUSE BATHROOM

6'8" x 6'3" (2.04 x 1.91)

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

BEDROOM ONE

13'5" x 10'9" (4.09 x 3.30)

With a front facing UPVC window and a radiator.

BEDROOM TWO

10'0" x 10'6" (3.07 x 3.21)

With a rear facing UPVC window, Storage cupboard housing the boiler and a radiator.

GARDEN

rear garden predominately patio with raised planters, garden shed, rear gated access and private parking.

EXTERNAL

Private rear garden with paving and raised planters, two storage sheds and private parking spot.

CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ 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. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ 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.

MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: No

PARKING ARRANGEMENTS: Off road parking

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

GROUND FLOOR
354 sq.ft. (32.8 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.

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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