

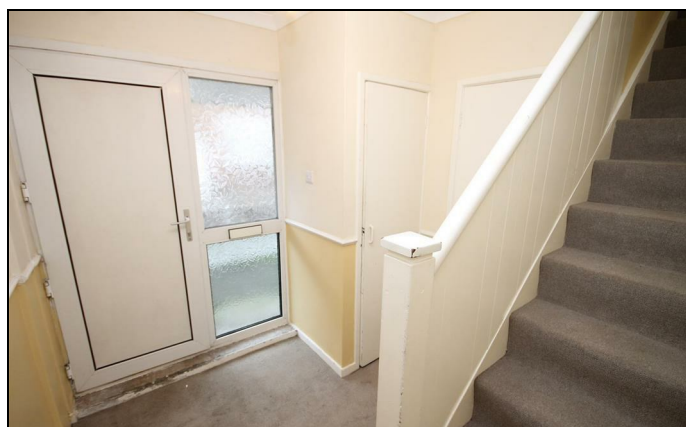


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## **14 Cockpit Hill, Brompton Northallerton DL6 2RH**

This spacious and well-presented two-bedroom first-floor flat in Brompton is offered to the market chain-free and ready for immediate occupancy. Located on the popular Cockpit Hill, it is an excellent opportunity for first-time buyers or investors seeking a rental property.

The accommodation includes an entrance hallway with useful storage, stairs leading to the first floor, a spacious living room, a kitchen with a breakfast bar, two bedrooms with fitted storage, a bathroom, and a separate storeroom/boiler room.

The property benefits from UPVC double glazing throughout and a gas combi boiler, installed in 2021, providing efficient heating. It also underwent a full rewire in 2021.

EPC Rating C - Council Tax Band A

**£80,000**

## 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 A

## 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 14 Cockpit Hill is located on the right.

## THE ACCOMMODATION CONSISTS OF

### ENTRANCE HALLWAY

8'11" x 7'6" (2.72 x 2.31)

With front facing UPVC double glazed window & door, 2x storage cupboards, stairs to first floor and radiator.



### FIRST FLOOR LANDING

10'2" x 5'5" max (3.12 x 1.67 max)





## LOUNGE

14'4" x 11'5" (4.38 x 3.50)

With front facing UPVC double glazed window, TV point, gas fire with marble and timber surround and radiator.



## KITCHEN BREAKFAST ROOM

7'10" x 10'4" (2.39 x 3.16)

With 2x rear facing UPVC double glazed windows, a range of base, wall and drawer units, worktops inset with stainless steel sink and drainer, mixer tap, breakfast bar, tiled splashbacks, electric oven point, plumbed for washing machine, spotlights and radiator.



### BEDROOM ONE

11'11" x 11'3" (3.64 x 3.45)

With rear facing UPVC double glazed window, laminate flooring, fitted wardrobe and radiator.



### BEDROOM TWO

7'0" x 10'2" (2.15 x 3.10)

With front facing UPVC double glazed window, fitted wardrobe and radiator.



### BATHROOM

7'10" x 5'5" (2.40 x 1.66)

With rear facing UPVC double glazed window, panelled bath with shower and screen, low level WC, pedestal wash hand basin, part tiled walls and radiator.



### BOILER/STORE ROOM

3'9" x 5'5" (1.16 x 1.67)

With front facing UPVC double glazed window and wall mounted gas combi boiler.

### EXTERNAL



### 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.

### VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

## CLAUSES AND TENURE

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 leasehold 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.

## 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:** £68.64 per annum

**GROUND RENT:** £10 per annum

**WATER METER:**

**PARKING ARRANGEMENTS:** N/A

**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

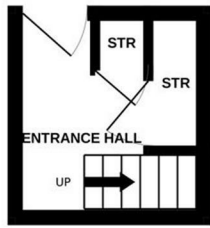
**MOBILE PHONE SIGNAL:** No know issues

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  
58 sq.ft. (5.3 sq.m.) approx.

1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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