



30 Cockpit Hill

Brompton, Northallerton, DL6 2RH



Robin Jessop

## A CHARMING MID TERRACE TWO BEDROOM COTTAGE IN A CONVENIENT VILLAGE LOCATION

- Traditional Character Cottage
- Immaculately Presented
- Modern Kitchen and Bathroom
- Fully Double Glazed
- Outdoor Space to the Rear
- Village Location
- Viewing By Appointment Only
- Guide Price: £160,000

### INTRODUCTION

30 Cockpit Hill is an immaculately presented property in the village of Brompton. The charming two-bedroom cottage has been well maintained and is in good order throughout. It has recently been modernised and benefits from a new roof and substantial insulation.

### SITUATION

Northallerton 2 miles, Thirsk 8 miles, Bedale 8 miles, Darlington 16 miles, Teesside 16 miles, York 30 miles. The property is pleasantly situated in the centre of Brompton, only a very short walk from the village green.

Brompton has a good range of local amenities including a village store, three public houses and a church. The nearby market town of Northallerton has a wider selection of amenities including a twice weekly market, sporting facilities and a range of shops on Northallerton High Street. It is within easy reach of the A19 and A1(M) providing good access to Darlington, Teesside, Harrogate and York.

### DESCRIPTION

The ground floor comprises a recently fitted kitchen, which features a range of floor and wall grey fitted units and white granite worktops. The kitchen also benefits from integrated appliances including a fridge and oven.

The room comfortably fits a dining room table and also has a small pantry cupboard for extra storage.

The wood effect vinyl flooring brightens the room whilst keeping with the character of the cottage.



The kitchen leads through to the sitting room, which benefits from the electric fire, wooden beams and a large window to the front of the property.

To the first floor, there are two bedrooms, one of which is a double and the second bedroom is a generous single. The recently refurbished bathroom comprises of a large shower, bath, W.C and basin. The room has been fitted with large format tiling which looks to enlarge the room.

Externally, the property enjoys a small backyard area, which is perfect for some outdoor furniture, hanging out washing and a garden shed. The backyard can be accessed via the kitchen and passageway.

#### VIEWING

Strictly by Appointment with Robin Jessop Ltd – telephone 01969 622800 or 01677 425950

#### OFFERS

All offers must be confirmed in writing. We will **NOT** report any verbal offer unless it is confirmed in writing.

#### MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID.

#### METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

#### EASEMENTS & RIGHTS OF WAY

A right of way exists through the passageway of No.30 for the purpose of gaining access to the rear of No.32 Cockpit Hill.

#### FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

#### BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

Band A.

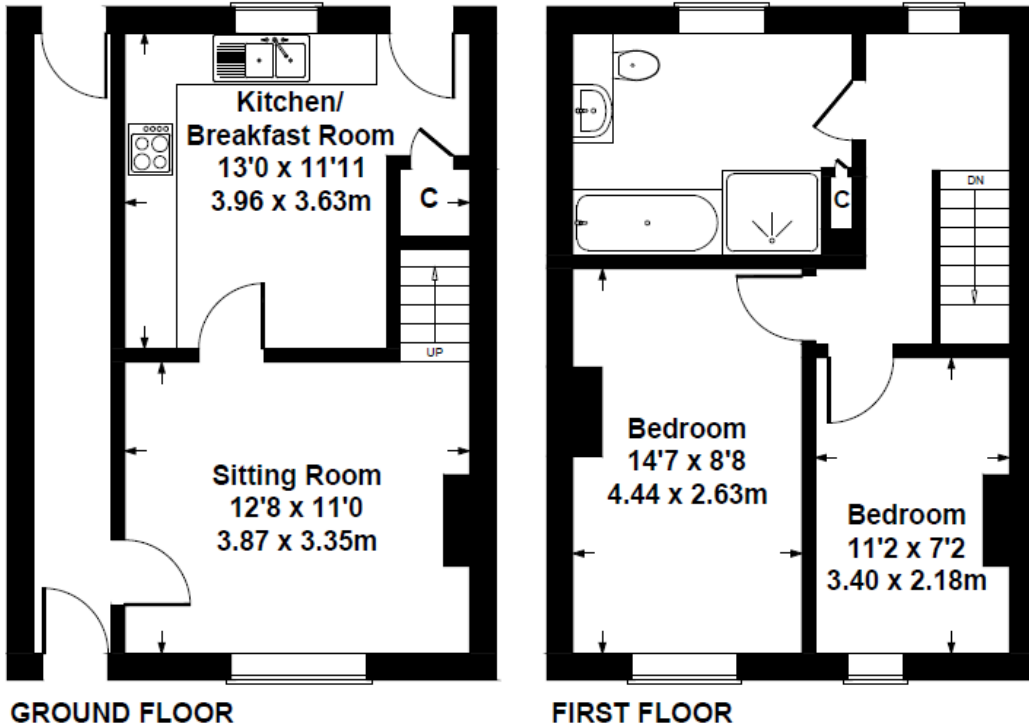
#### SERVICES

Mains electricity. Gas Central Heating. Mains Water. Mains Drainage. The property benefits from a 3 year old combi boiler together with new radiators.



# 30 Cockpit Hill, Brompton

Approximate gross internal area  
71 sq m - 764 sq ft



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		