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Cockpit Hill
Brompton, DL6 2RH

Offers in the region of £155,000

House - Terraced
3 Bedroom/s
1 Bathroom/s

A beautifully presented three bedroomed refurbished period cottage that was previously used as a holiday home/airbnb. The property benefits from gas fired central heating, Upvc double glazing and period style features including exposed beams. The characterful accommodation includes a spacious living room with living flame gas fire, lovely modern fitted kitchen with wall and base units together with integrated oven, hob and dishwasher. There is also a separate dining room. To the first floor there are two double bedrooms and a good sized single bedroom three. The spacious family bathroom is fitted with a white suite with shower over the bath. Externally there is a forecourt garden.





- Three bedroomed refurbished period cottage
- Spacious living room with living flame gas fire and separate dining room
- Period style features
- Beautifully presented living accommodation
- Modern fitted kitchen with integrated appliances
- Gas fired central heating and Upvc double glazing

GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage

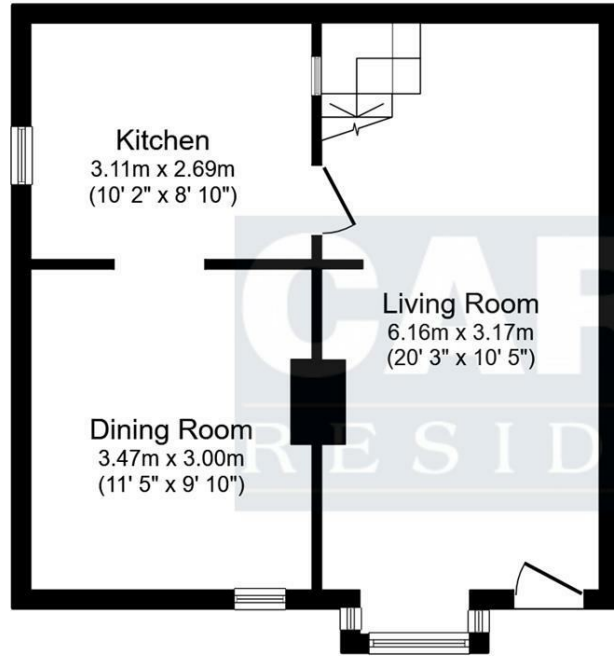
Double glazing. Neighbour has right of access across front of property.

Local Authority: North Yorkshire previously Band A

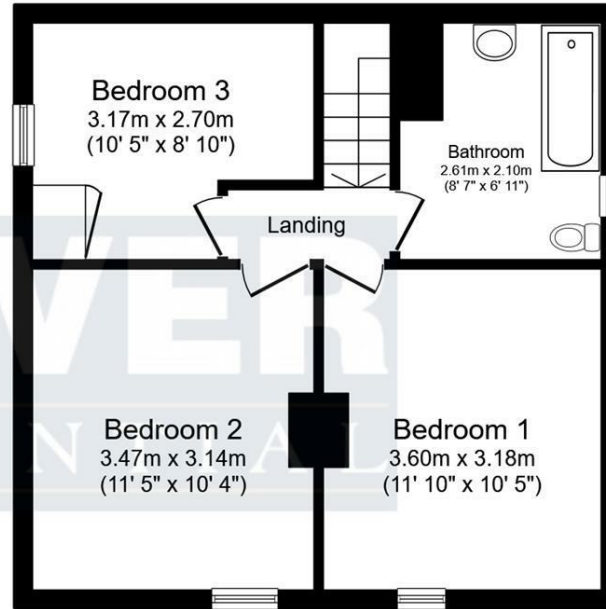
Note - All fixture and fittings (excluding several pictures) are available by separate negotiation.

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Ground Floor
Floor area 41.7 sq.m. (449 sq.ft.)



First Floor
Floor area 41.1 sq.m. (443 sq.ft.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total floor area: 82.8 sq.m. (892 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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