

Cockpit Hill Northallerton DL6 2RQ



Immaculately Appointed Two Bedroomed Traditional Mid Terraced Cottage Situated in A Convenient & Sought-After Residential Village Close to Open Countryside.

- Immaculately Presented
- Desirable Area
- Quality Fitted Kitchen & Bathroom
- 2 Double Bedrooms
- Double Glazed Windows & Doors
- Gas Central Heating

Offers In The Region Of £155,000

Description

Property comprises brick built with slate tiled roof, beautifully appointed improved two bedroomed mid terrace cottage on cockpit hill on the southern end of Water End Brompton. The property enjoys UPVC sealed unit double glazed windows and doors and gas central heating. Internally presented to a very high standard enjoying a quality fitted living kitchen, shower room, two double bedrooms and a cosy sitting room.

Entrance

3 x 3

Mosaic tiled floor, radiator, ceiling light point and stairs to first floor.

Sitting Room

16.1 x 10.9 (max)

Coved understairs area. Room enjoys a coved ceiling and centre ceiling light point. Quality tiled laminate floor. Central chimney breast with hard wood mantle shelf, quarry tiled hearth and a half-mounted wood burning stove. Double radiator and TV point.

Living Kitchen

16.1 x 9, opening up to 13 x 8

Kitchen area enjoying an attractive range of contemporary base and wall cupboards, wood effect work surfaces with inset single drainer, single bowl quality Belfast sink with matching drainer. Space for an electric cooker and space and plumbing for a washing machine. Inset ceiling light spots and quality tiled flooring. The dining area enjoys two ceiling light points, wall mounted full height radiator and double French doors out to rear patio area leading.

Rear Patio Area

Quarry tiled patio, opening out onto an Astro turf seating area.

First Floor Landing

6.3 x 2.10

Attic Access, wall light point and radiator.

Bedroom 1

12.5 x 10.9 plus over stairs recess 3.4 x 2.9

Double wardrobe, double radiator, centre ceiling light point.

Bedroom 2

9.11 x 9.1

Double wardrobe, shelved store cupboard and built in single wardrobe. Centre ceiling light point and a double radiator. Attractive views out onto rear patio area.

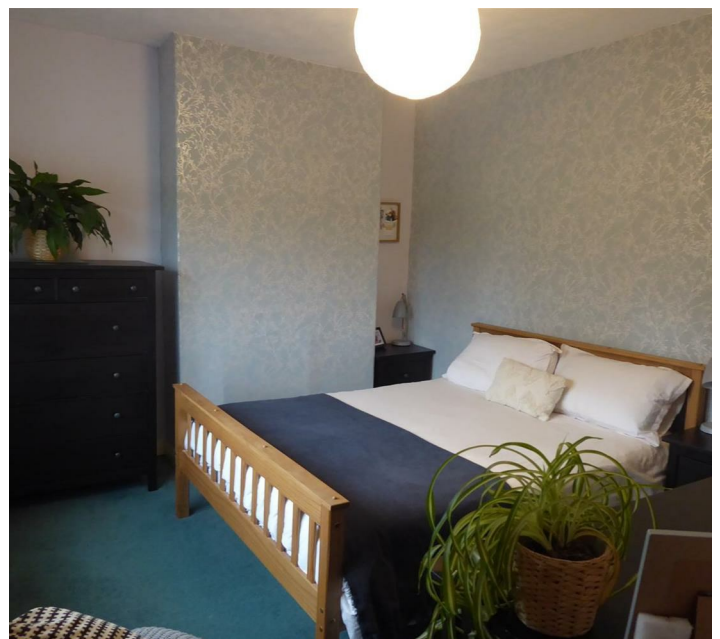
Shower Room

5.11 x 6.4

Quality tiled floor, corner shower cubicle with shower panelled walls, thermostatic controlled mains bar shower with drench shower over, separate shower attachment. Hinged glass door, matching duo flush w/c and quality unit inset wash basin with storage beneath. Wall mounted shelved bathroom cabinets. Inset ceiling light spots. Wall mounted chrome heated tile rail.

Outside

Rear access lane running behind the property. Wood store and covered bin store area. Adjacent store room 10.11 x 5.8.



SITUATION

Northallerton 1 ½ miles Thirsk 7 ½ miles
Darlington 16 miles A19 7 miles
Bedale 9 miles Teesside 16 miles
A1 8 miles York 30 miles
Ripon 17 miles Richmond 14 miles
(All distances are approximate)

49 Cockpit Hill, Brompton is very pleasantly situated towards the centre of this popular and much sought after traditional North Yorkshire Village between the two greens and within easy reach of excellent local amenities within the village and also within walking distance of Northallerton, the County Town of North Yorkshire.

The property enjoys a slightly elevated position, nicely set back from the minor road that runs through Brompton and is within easy walking distance of open countryside.

The property lies within convenient commuting distance of Northallerton, Bedale, A.1 and A.19 trunk roads Teesside, York and Darlington and surrounding centres of commerce. The village of Brompton enjoys a good range of local amenities extending to Primary School, Public House, Shop and Church and Restaurant.

The local market town of Northallerton is within two miles of the property and offers a full and comprehensive range of educational, recreational and medical facilities together with good range of high street shopping.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – tel. no. 01609 – 771959.

TENURE

Leasehold

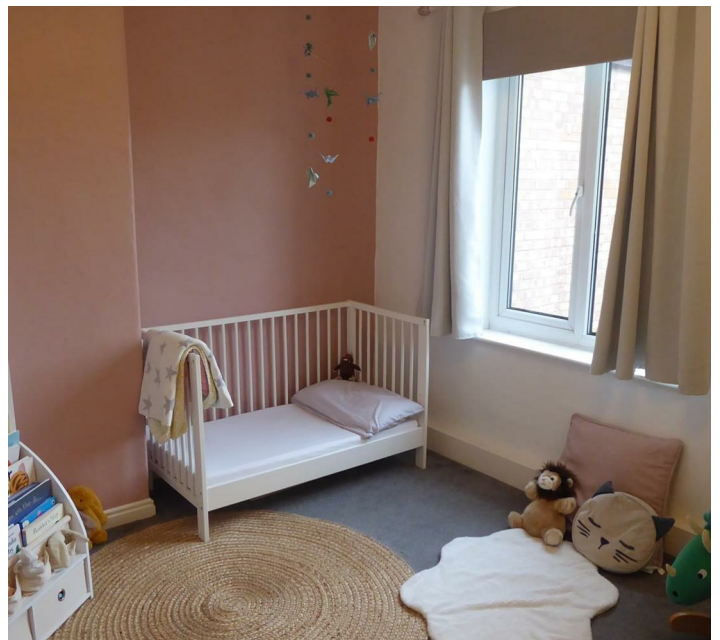
SERVICES

Mains Water, Electricity, Gas and Drainage.

COUNCIL TAX BAND

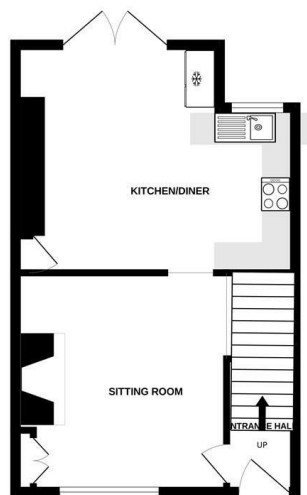
North Yorkshire Council Tax Band is B.

EPC RATING - TBA

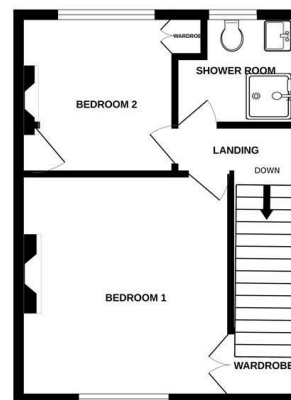




GROUND FLOOR



1ST FLOOR



COCKPIT HILL BROMPTON NORTHALLERTON.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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COMMITMENT

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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.