

S.4603

Northallerton
Estate
Agency 

22 COCKPIT HILL
BROMPTON, NORTHALLERTON DL6 2RH



**A Conveniently Situated One Bedroomed Traditional Mid Terraced Cottage
Situated in Highly Sought After & Convenient Residential Village Close to Open
Countryside**

- Well Laid Out & Spacious Accommodation
- UPVC Sealed Unit Double Glazing
- Electric Heating
- Lawned Garden to Rear
- Close to Good Local Village Amenities
- Close to Excellent Transport Networks

Offers in the Region of £100,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

22 Cockpit Hill, Brompton, Northallerton DL6 2RH

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)

22 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.

The property is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK. International Airports can be found at Teesside (30 minutes), Leeds/Bradford, Newcastle and Manchester.

AMENITIES

Shopping – market town shopping is available at Northallerton Bedale, Thirsk, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all readily accessible.

Hospitals – the Friarage Hospital is located approximately ½ mile away at Northallerton and is a renowned Hospital.

Bus Service – there is a regular bus service with access to Northallerton and Darlington.

Schools – the area is well served by good state and independent schools. Local Primary School at Brompton together with further renowned Primary Schools in local villages around. Comprehensive schools at Northallerton (1/2 mile), Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

Shooting & Fishing – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

Racing – Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

Golf – Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick.

Walking & Cycling – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

DESCRIPTION

The property comprises a north west facing brick built with clay pantile roof one double bedroomed mid terraced traditional cottage property situated in a slightly elevated position in a pleasant village location and enjoying the benefit of UPVC sealed unit double glazing and electric heating.

The property internally is nicely laid out and spacious with scope to the first floor to provide a second bedroom subject to re-arrangement of the accommodation.

Externally the property is approached from the front along an elevated pathway whilst to the rear at present there are communal maintained gardens, however the purchaser will have the option to acquire a strip of garden to be privately owned by the property or may continue with the current arrangement of communal gardens and a payment of a gardener.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with an etched glass central panel into:

Sitting Room
3.91m x 3.50m (12'10" x 11'6")

With beamed ceiling. Feature fireplace comprising brick surround, hardwood mantel shelf, quarry tiled hearth, inset open grate. Two wall light points. TV point. Telephone point. Door to small understairs storage cupboard. Wall mounted electric Levante heater. Step up to:

Inner Lobby

With stairs to first floor. Archway through to Kitchen.

Kitchen

3.32m x 2.56m (10'11" x 8'5")

With a light oak effect fronted range of base and wall cupboards. Granite effect work surfaces with harlequin tiled splashbacks. Work surface inset single drainer, single bowl stainless steel sink unit. Space and point for electric cooker with unit matched extractor hood over. Built in breakfast bar with Consort under unit heater. Space and plumbing for washer. Space for fridge freezer. Ceiling light point. Twin windows overlooking the rear. Upper etched glass UPVC sealed unit door gives access to the rear alleyway. Fence gives access to the rear garden. Coal bunker.

From the Lobby stairs to first floor up to Landing.

Double Bedroom

3.78m x 3.45m (12'5" x 11'4")

With a built in shelved store cupboard with cupboard storage over. Chimney breast with inset original cast fire with basket grate. Ceiling light point. Attic access. Telephone point. Overstairs airing cupboard with lagged cylinder and immersion heater and shelved storage over.

Shower room

3.30m x 2.61m (10'10" x 8'7")

With corner shower having shower boarding. Wall mounted Mira Sport electric shower with sliding curved doors. Matching pedestal wash basin and WC. Wall mounted extractor fan. Ceiling light. Wall mounted Dimplex electric heater.

OUTSIDE**Garden**

To the rear of the property at present there are communal maintained gardens, however the purchaser will have the option to acquire a strip of garden to be privately owned by the property or may continue with the current arrangement of communal gardens and a payment of a gardener.

GENERAL REMARKS & STIPULATIONS**VIEWING:**

Through Northallerton Estate Agency – Tel: (01609) 771959.

TENURE:

Freehold with Vacant Possession upon completion.

SERVICES:

Mains water, electricity and drainage. Electric heating.

LOCAL AUTHORITY:

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977

COUNCIL TAX BAND:

We are verbally informed by Hambleton District Council that the Council Tax Band is **A**. Please check with Hambleton District Council for the new charges for the year 2018/19.



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.

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