

S.4772

**36 COCKPIT HILL  
BROMPTON, NORTHALLERTON DL6 2RH**



**An Immaculately Presented, Superbly Appointed 3-Bedroomed Traditional Mid Terrace Village Cottage in a Quiet yet Sought After & Very Convenient Village Location just outside the centre of Brompton with Views over to Water End**

- Wood Effect Sealed Unit Double Glazing
- Combination Gas Fired Central Heating
- Immaculately Appointed, Newly Refurbished
- Attractive Terraced Gardens to Rear
- Quality Fitted Kitchen & Bathroom
- Internally Appointed to a Very High Standard

**New Price: Offers in the Region of: £149,000**

# 36 Cockpit Hill, Brompton DL6 2RH

## SITUATION

Northallerton	1 ½ miles	Richmond	14 miles
A.1	8 miles	Teesside	16 miles
Bedale	9 miles	Yarm	12 miles
Catterick	14 miles	Darlington	13 miles
Stokesley	12 miles	Ripon	16miles
Leeds	40 miles		

(All distances are approximate)

**36 Cockpit Hill** is very convenient and pleasantly situated between the two main village greens in Brompton in a quiet location in this much sought after and highly desirable village with attractive views to the rear over adjacent paddock land and from the front across to Water End.

It is situated north of the thriving and popular market town of Northallerton, the County Town of North Yorkshire where a full and comprehensive range of educational, recreational and medical facilities can be found. The property lies within easy and convenient commuting distance of Northallerton, Bedale, the A.1 and A.19 trunk roads, Teesside, York, Darlington and Leeds.

This area of North Yorkshire is particularly well situated between the North Yorkshire Dales and the North Yorkshire Moors National Park and is approximately an hour from the coast at Whitby, Scarborough and Redcar.

The nearby town of Northallerton, the County Town of North Yorkshire is within approximately two miles of the property and offers a full and comprehensive range of educational, recreational and medical facilities together with good range of shopping and a leisure centre which is within walking distance of the property. The village itself enjoys the benefit of renowned Primary School, Church, Village Shop and Post Office together with two Public Houses / Restaurants these too are within walking distance of the property. Further excellent amenities and facilities are available in a number of nearby market towns.

There are main line train stations at Northallerton (only some five minutes away) and Darlington and linking London to Edinburgh and bringing London within 2½ 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. International Airports can be found at Durham Tees Valley, Leeds/Bradford, Newcastle and Middlesbrough.

## 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 renowned Friarage Hospital is located approximately two miles away at Northallerton.

**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. Locally renowned village Primary School at Brompton together with a number of Primary Schools in and around the surrounding villages and Northallerton itself. Comprehensive schools at Northallerton, Stokesley, Thirsk, Bedale. Independent Schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor, Ripon Grammar.

**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.

**Hunting** - the property lies in the Hurworth Hunt country and is within convenient boxing distance of the Bedale, West of Yore, Bilsdale, Cleveland and other renowned packs. The property sits in an area of quality equine facilities with a number of competition venues within 20 miles of the property.

**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 an immaculately presented, well laid out 3-bedroomed superbly appointed and presented mid terrace family house which has benefited from recent refurbishment by the present owners and is nicely situated between the two main greens in Brompton on the Water End side within easy walking distance of the substantial village green area and access to good open countryside.

The property comprises a brick built and rendered with clay tile roof 3-bedroomed mid terraced property enjoying the benefit of wood effect UPVC sealed unit double glazed windows and gas fired central heating (the boiler is less than a year old). To the front of the property is accessed up steps onto communal walkway which gives access to the property from the side and also leads through to the rear garden. Externally to the rear the property enjoys terraced rear gardens with two terraces enjoying lawns and numerous inset shrubberies, central rockery to rear of second tier. Central steps give additional access to flagged upper tier which commanding view across to Water End and over the adjacent paddock land. At present there is a concrete base utilised for two sheds.

Internally the property is immaculately presented and of particular feature are the quality fitted kitchen which includes the cooker, washer, fridge and freezer and the bathroom with its double sized shower cubicle with mains shower, whilst in the sitting room is a wood burning stove providing an attractive and homely feel to the property.

The offering of **36 Cockpit Hill** provides an all too rare opportunity to acquire a 3-bedroomed traditional cottage which has been improved by the present owners to provide attractive, immaculately appointed family accommodation. Early inspection recommended.

## ACCOMMODATION

In through main side door into:

**Living / Dining Room**  
**5.03m x 3.66m (16'6" x 12')**

With laid wood laminate floor. Beamed ceiling. Central chimney breast with tiled hearth, oak mantel shelf, inset recessed wood burning stove with tiled surround. Useful chimney breast alcove display shelving. Centre ceiling light point. TV point. Triple windows to front providing a nice degree of natural light. Three point light fitting over proposed dining area. Dado rail. Panelled door into:

**Kitchen****4.77m x 2.38m (15'8" x 7'10") max overall**

With main kitchen area enjoying a nice range of base and wall cupboards in blue with copper door furniture. Wood effect work surfaces with inset Carron Phoenix enamelled single sink and drainer with mixer tap over. Tiled splashbacks. Space and plumbing for washing machine. Space and point for electric cooker with Tiarra extractor over. Wall mounted Vokera combination gas fired central heating boiler (less than a year old) in unit matched cupboard. Attractive beamed one wall with display shelving beneath. Centre ceiling light point. Polished and pine door with access to understairs store cupboard. Step up gives access to stained and polished door giving access to First Floor. Rear UPVC sealed unit double glazed door gives access to rear patio and gardens. Also providing a sun trap seating area with wood panelling to rear and exposed brickwork providing a nice feature. Natural Keystone grey slate tiled floor.

**Stairs to First Floor**

with a pine balustrade leading up to:

**First Floor Landing****1.79m x 0.78m (5'11" x 2'7")**

Recessed shelving over stairs.

**Bedroom No. 1****3.66m x 3.66m (12' x 12')**

Centre ceiling light point. Two radiators. Useful chimney breast alcove display shelving with spot light over. Recess into further chimney breast alcove suitable for wardrobe. Mantel shelf suite for TV stand.

**Bedroom No. 2****3.68m x 2.30m (12'1" x 7'7")**

Radiator. Ceiling light point. Attic access.

**Bedroom No. 3****3.57m x 1.54m (11'9" x 5'1")**

Flush mounted ceiling light point. Radiator. BT Openreach point. Upper recessed store cupboard. Twin windows looking out onto patio and gardens.

**Bathroom/Shower Room****2.38m x 2.08m (7'10" x 6'10") max overall**

Patterned tile floor. Part tiled walls. Fully tiled shower cubicle with low entry shower tray. Thermostatically controlled mains bar shower with drench head and separate shower attachment. Inset ceiling light spots. Extractor. Sliding doors to front. White suite comprising curved end bath with integrally taps. Unit mounted wash basin with mixer tap. Matching duoflush WC. Inset ceiling light spots. Wall mounted chrome heated towel rail.

**Gardens**

Externally to the rear the property enjoys terraced rear gardens with two terraces enjoying lawns and numerous inset shrubberies, central rockery to rear of second tier. Central steps give additional access to flagged upper tier which commanding view across to Water End and over the adjacent paddock land. At present there is a concrete base utilised for two sheds.

**Sheds****2.74m x 2.74m (9' x 9') approx.****GENERAL REMARKS & STIPULATIONS****VIEWING**

By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

**SERVICES**

Mains Water, Electricity, Gas and Drainage.

**LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton – Tel: 01609 779977.

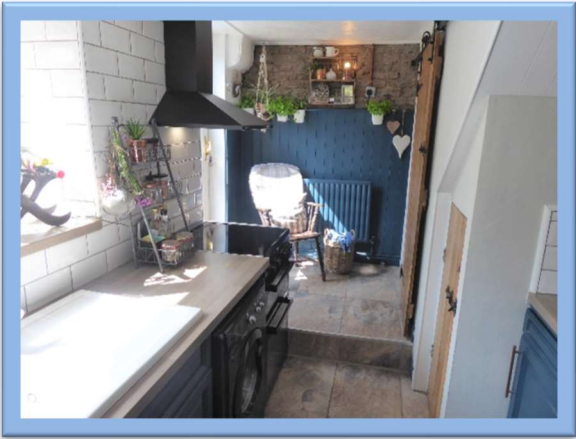
**COUNCIL TAX BAND**

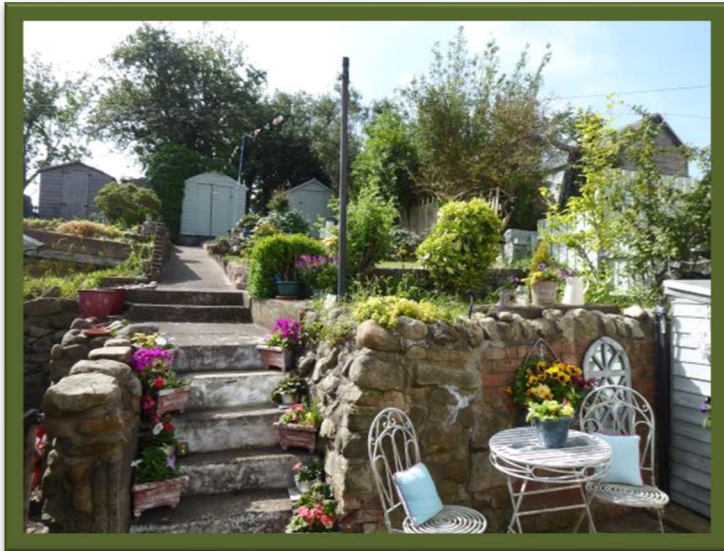
We are informed by the Vendors that the Council tax Band is **B**. The current annual charge is **£1452.26**

**RIGHT OF ACCESS**

Nos 34 and 38 have pedestrian access across the rear yard and through the passage way to Cockpit Hill.







#### COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- 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.