

S.4802

Northallerton
Estate
Agency 

24 COCKPIT HILL
BROMPTON, NORTHALLERTON DL6 2RH



A Conveniently Situated One Bedroomed Traditional Mid Terraced Cottage in Sought After Village Close to Open Countryside

- One Bedroomed Accommodation
- Scope to Provide Second Bedroom
- Electric / Solid Fuel Heating
- Good Sized Garden to Rear
- Attractively Fitted Bathroom
- Close to Good Local Village Amenities

Offers in Excess of £80,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

24 Cockpit Hill, Brompton 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)

24 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 range of Primary Schools within the Northallerton catchment area together with further renowned Primary Schools in local villages. 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 brick built with pantile roof one-bedroomed end of terrace cottage on Cockpit Hill between the village green and Water End. It has the benefit of UPVC sealed unit double glazing, electric heating and an open fire in the sitting room. It has a first floor double bedroom and bathroom. It has potential at the rear to extend to provide for downstairs bath/shower room enabling it to be returned to a two double bedroomed property upstairs subject to purchasers' requirements and the necessary planning permissions. The property will come with the benefit of a nice sized rear garden which will be slightly elevated and will provide a nice backdrop to the property.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with upper etched glass panels into:

Sitting Room
3.81m x 3.35m (12'6" x 11')

With a beamed ceiling. Centre ceiling light point. Wall mounted electric heater. BT Openreach master socket. TV, telephone and satellite points. Central chimney breast with brick surround, Yorkshire stone hearth, hardwood mantel and an inset open grate. Door to understairs store cupboard. Step up and door past stairs to:

Kitchen/Diner**3.47m x 2.74m (11'5" x 9')**

Fitted kitchen comprising good range of beech fronted base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap. Space and point for electric cooker. Space and plumbing for washing machine. Work surface matched breakfast bar with a Consort electric heater under. Harlequin tiled splashback. Stripped light. Unit matched cooker hood with extractor and light over. Door out to rear. Twin windows.

Stairs to First Floor have a balustrade leading up to:

Central Landing

With ceiling light point. Door through into:

Bedroom**3.78m x 3.47m (12'5" x 11'5")**

With centre ceiling light point. Wall mounted Consort electric heater. Door to overstairs airing cupboard housing lagged cylinder and immersion heater with shelved storage to side and attic access above.

Shower Room**2.59m x 3.60m (8'6" x 11'10")**

Enjoying a corner shower cubicle with shower panels and wall mounted Mira Sport electric shower. Curved sliding doors. Matching pedestal wash basin and duoflush WC. Centre ceiling light point. Wall mounted Greenwood Airvac extractor fan. Dimplex electric heater.

Outside

At the rear is a raised plinth/seating area.

Corner Shed**1.32m x 1.06m (4'4" x 3'6")**

Which has scope to connect to the rear of the property and could provide for facilities.

The property will come with the benefit of garden area to rear which will be of a good size given the end position of the property.

The property will have access off the existing steps giving access to the rear garden.

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**.





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.

N252 Printed by Ravensworth 01670 71330