

51 COCKPIT HILL
BROMPTON, NORTHALLERTON DL6 2RQ



**A Very Conveniently Positioned, Well Laid Out & Spacious 2-Bedroomed
Traditional Mid Terraced Cottage Property**

- UPVC Sealed Unit Double Glazing
- Well Laid Out, Generous Accommodation
- In Need & With Scope for Updating
- Detached Garden
- Convenient Sought After Village Location
- Adjacent to Water End / Access to A.19

Guide Price For Whole: OIRO £110,000

FOR SALE BY PRIVATE TREATY IN TWO LOTS

51 Cockpit Hill, Brompton, Northallerton DL6 2RQ

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

(All distances are approximate)

51 Cockpit Hill, Brompton is very pleasantly situated towards Water End, part of this popular and much sought after North Yorkshire Village and within easy reach of local amenities in the town of Northallerton, the County Town of North Yorkshire.

The property lies within convenient commuting distance of Northallerton, Bedale, A.1 and A.19 trunk roads Teesside, York and Darlington.

The local market town of Northallerton is within convenient distance of the property and offers a full and comprehensive range of educational, recreational and medical facilities together with good range of shopping together with a Leisure Centre within walking distance of the property. There is a village shop and post office in the village.

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.

International Airports can be found at Durham Tees Valley (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 locally renowned Friarage Hospital is located approximately ½ mile away at Northallerton.

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

Schools – the area is well served by good state and independent schools. Comprehensive schools at Northallerton (1/2 mile),

Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth House, 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

51 Cockpit Hill comprises a brick built with slate roof traditional 2-bedroomed mid terraced cottage which enjoys the benefit of UPVC sealed unit double glazing and solid fuel / night storage heating. It enjoys to the front off road parking on a communal parking area and pathway to the front door. There is a right of way to the rear of the property which gives useful vehicular access for loading and unloading. The property comes with the benefit of small outside area with adjacent pair of attached store sheds and additionally there is a detached garden as shown on plan attached. Internally the property has UPVC sealed unit double glazing and has well laid out and spacious generously proportioned accommodation which is in need of some updating and modernisation together with scope for improvement subject to purchasers' requirements and the necessary building regulations.

To the rear of the property are two useful outbuildings that could be incorporated into the property and there is scope for an attic conversion subject to purchasers requirements and the necessary building regulations.

The property enjoys a detached garden which has close boarded fencing around and is presently laid to chippings, shrub borders and patio seating area and has space and base for shed.

The property is to be offered in two lots;

Lot 1 – the cottage and outbuildings,

Lot 2 – the detached garden.

It is however sold on the basis that the purchaser of Lot 1 will at all times have preference over purchase of Lot 2 and Lot 2 will only be sold off separately if not required by the purchaser of Lot 1.

For the avoidance of doubt Lot 2 will not exchange earlier than Lot 1 exchanges.

The offering of **51 Cockpit Hill** provides a great opportunity for the purchaser looking for a generously proportioned cottage with the benefit of gardens or those looking for a renovation project for investment or letting.

ACCOMMODATION

Up steps to UPVC sealed unit double glazed front door with upper opaque glazed panel into:

Entrance Vestibule

With quarry tiled floor. Stairs to first floor. Adjacent hanging hooks. Archway through to:

Sitting Room

3.83m x 3.66m (12'7" x 12')

Coved ceiling. Centre ceiling light point. Feature tiled fireplace, mantle shelf and hearth with an inset basket grate. Telephone and TV points. Double glazed sash type window to front. Wall mounted Creda night storage heater. Door to Living Room. Door to

Store Cupboard

2.59m x 0.88m (8'6" x 2'11")

Good useable space with shelving and hanging hooks. There is potential for a downstairs WC subject to purchasers requirements and the necessary building regulations.

Living Room

5.03m x 3.78m (16'6" x 12'5") max

Coved ceiling. Centre ceiling light point. Feature fireplace comprising aged oak surround and mantle shelf. Inset tiled reliefs, tiled hearth. Recessed fireplace suitable for basket grate. Wall light point. TV point. Door to:

Galley Kitchen

3.81m x 1.77m (12'6" x 5'10") max

With a range of light beech fronted base and wall cupboards. Work surfaces with inset 1 ½ bowl single drainer Franke sink unit with mixer tap. Space and plumbing for washer. Space for electric cooker. Space for fridge / freezer. Tiled splashback. Ceiling light point. Rear door giving access to:

Rear Covered Entrance with access then to the rear yard area.

Stairs to First Floor with stripped pine polished balustrade leading up to:

First Floor Landing

1.69m x 1.88m (5'7" x 6'2") overall

Attic access.

Front Bedroom

3.68m x 3.78m (12'1" x 12'5")

With exposed and varnished floorboards. Coved ceiling. Centre ceiling rose and light point. Wall mounted Creda night storage heater. Door to overstairs cupboards / wardrobe.

Rear Bedroom

3.76m x 2.89m (12'4" x 9'6")

Exposed and polished floorboards. Coved ceiling. Ceiling light point. Wall mounted night storage heater. Good views overlooking the rear over adjacent playing fields.

Bathroom

2.00m x 2.76m (6'7" x 9'1")

With a painted panelled cast bath. Fully tiled around with wall mounted Triton Ivory II electric shower. Matching pedestal wash basin and WC. Tiled walls to rear of washbasin and WC. Panelled walls to remainder. Wall mounted Greenwood extractor fan. Flush mounted ceiling light point. Electric towel rail. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Black and white tiled floor.

Adjacent to the property is a concrete area with outside tap and access to:

Adjacent Outhouse

1.37m x 1.98m (4'6" x 6'6")

Concrete floor. Light and power. Presently used as freezer, dry room.

Coal House

1.32m x 1.49m (4'4" x 6'11")

Concrete floor.

Gardens

4.57m x 6.40m (15' x 21') approximately

This enjoys a right of way over the neighbouring property for access. Close boarded fencing around. It is presently laid to chippings with shrub borders. Established shrubberies and a patio seating area.

Shed

1.98m x 1.47m (6'6" x 4'10")

With a felted monopitch roof.

GENERAL REMARKS & STIPULATIONS

VIEWING

Through Northallerton Estate Agency – tel. no. 01609 – 771959.

SERVICES

Mains water, electricity, drainage. Solid Fuel / Night Storage Heating.

TENURE

Freehold with Vacant Possession upon Completion.

MODE OF OFFERING

The property is offered as Lot 1 and Lot 2 with Lot 1 comprising the cottage and outbuildings, Lot 2 the detached garden.

Offers will be considered for Lots 1 & 2 but at all times the purchaser of Lot 1 will have the first option on Lot 2 and Lot 2 will only be sold if not required by the purchaser of Lot 1.

Price for the Whole is Offers in the Region of £110,000.

LOCAL COUNCIL

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

COUNCIL TAX

We are verbally informed by Hambleton District Council that the Council Tax Band is Band **B**. The current annual charge is **£1188.27**.



COMMITMENT

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- Any plans may not be to scale and are for identification purposes only.
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