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



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

- **2-Bedroomed Accommodation**
- **UPVC Sealed Unit Double Glazing**
- **Electric Heating**
- **Option for Lawned Garden to Rear**
- **Attractively Fitted Bathroom**
- **Close to Good Local Village Amenities**

Offers in the Region of £80,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

16 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)

16 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 2-bedroomed end of terrace cottage on Cockpit Hill between the village green and Water End, enjoying the benefit of UPVC sealed unit double glazing, electric heating and wood burner in the sitting room.

Externally the property enjoys communal walkway to the front whilst to the rear the property will come with the option of a lawned garden the width of the property. At present at the rear there is a raised patio opening out onto communal garden.

Early inspection is recommended.

ACCOMMODATION

In from the front up steps onto a front pathway that serves a number of properties and in up steps to a UPVC sealed unit double glazed front door with three quarter etched glass panels into:

Front Room
3.76m x 3.52m (12'4" x 11'7")

Inset mat well. With an attractive heavily beamed ceiling. Centre ceiling light point. Wall mounted Consort intelligent electric heater, thermostatically controlled with its own timer. Central chimney breast with a stone flagged hearth, hardwood mantle shelf and hearth mounted wood burning stove. TV point. Telephone point.

Door to rear and step up through an inner hallway with stairs to first floor into:

Breakfast Kitchen**2.74m x 2.64m (9' x 8'8")**

With a range of base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for washer. Space for electric cooker. Window to side. Door to airing cupboard housing cylinder with immersion heater with shelved storage around. Rear door which is double glazed and has upper etched glass leading to outside. Internal door to:

Bathroom**2.05m x 1.47m (6'9" x 4'10")**

Shower panelled walls to three sides. White suite comprising panelled bath with fixed shower screen, wall mounted Mira Sport electric shower. Matching pedestal wash basin and duoflush WC. Flush mounted ceiling light point. Wall mounted Dimplex electric heater.

Stairs to First Floor that lead up to:

First Floor Landing with picture window and splits front and rear. To the front:

Front Bedroom**3.55m x 3.73m (11'8" x 12'3")**

With a wall mounted Creda night storage heater. Ceiling light point. Window to front.

Rear Bedroom**2.61m x 2.64m (8'7" x 8'8")**

Wall mounted Creda Heatstore. Ceiling light point. Deep overstairs store cupboard. Attic access.

OUTSIDE**Shed****Garden**

Steps up to rear garden. Flagged patio area with adjacent shrubbery. There will be an option for a rear lawn garden the width of the cottage going back and will be fenced off prior to purchase, subject to Purchasers requirements. This will be fenced off prior to purchase.

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

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- 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.

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