

COCKPIT HILL, BROMPTON,
NORTHALLERTON
OFFERS IN THE REGION OF £100,000

Northallerton
Estate Agency





Cockpit Hill

Northallerton, DL6 2RH

The property comprises a brick built with clay tile roof, 1-bedroom mid-terraced cottage within the village of Brompton a highly sought after area situated on the outskirts of Northallerton. The property enjoys UVPC double glazing throughout, electric heating and garden to rear.

- **1-Bedroom**
- **Chain free**
- **Low council tax A**
- **Mid-terraced cottage**
- **Rear Garden**
- **Village location**

Entrance
Entering the property up communal steps onto the front walkway and up step and through a UVPC double glazed front door with multiple etched glass panels into the living room.

Living room
Chimney breast with brick surround, quarry tiled hearth, hardwood mantle shelf, inset open grate, beamed ceiling, 2 x wall light points, TV point, wall mounted electric heater.

Inner hallway
Stairs to first floor, beamed ceiling.

Kitchen
Range of light beech base and wall cupboards, granite effect work surfaces with inset single drain single bowl stainless steel sink unit with quality mixer tap over, space and plumbing for washing machine, space and point for electric cooker, space for additional appliance, wall mounted electric heater, ceiling light points, tiled splashbacks, side double glazed door into the alleyway which runs from front to rear and provides access into rear of the property.

Bedroom
good sized room with a central chimney breast and original basket grate with adjacent shelves storage cupboard, over stairs airing cupboard housing lag cylinder and immersion heater with extensive shelving around, exposed original floor boards, ceiling light point, wall mounted electric heater, TV point.

Shower room
Good size room with shower panelled shower cubicle and wall mounted Mira electric shower with curved shower screen, matching duo flush toilet and pedestal wash basin, wall mounted extractor, flush mounted ceiling light points, wall mounted electric heater.

Garden
Steps up onto teared rear garden, presently wilded to the front and grass to the rear, post and plank fencing, original concrete coal bin. There is a right of access for the neighbouring property to access their garden up the first set of steps.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959
TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - A
EPC - E



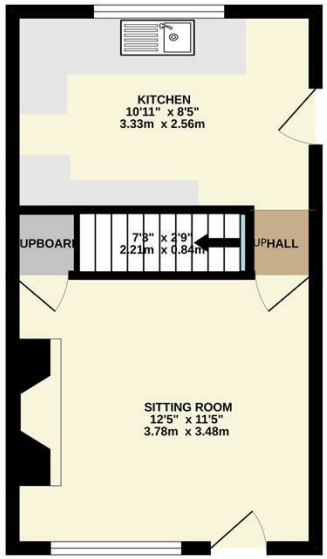




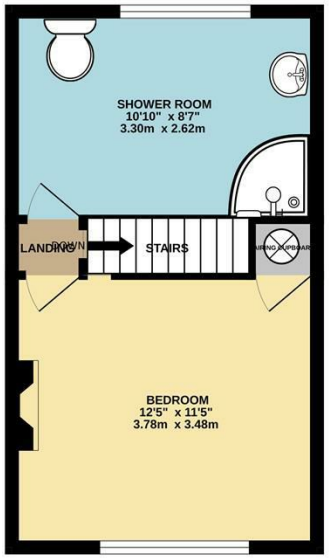


Call us to arrange a viewing on 01609 771959

GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



22 COCKPIT HILL, BROMPTON, NORTHALLERTON. DL6 2RH.

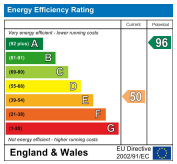
TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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The Property Ombudsman

RICS

Northallerton Estate Agency