



2 Bedrooms

James Winn Estate agents are pleased to offer for sale this charming well maintained two-bedroom cottage. It has a new modern kitchen, Log burner Fireplace and is perfect for 1st time buyers or investors.

The ground floor comprises a recently fitted kitchen, which features a range of floor and wall fitted units and solid wood worktops, bathroom comprises of a bath, W.C and basin.

To the first floor, there are two bedrooms, one of which is a double and the second bedroom is a good sized single.

## Cockpit Hill

Brompton,  
Northallerton, DL6

Asking Price:

**£135,000**

EPC Rating: D





#### **Living Room:**

**3.75 x 3.55**

Double glazed window, Period beamed ceiling, Fireplace, Log burner.

#### **Kitchen:**

**2.71 x 2.61**

Double glazed Window, Door to rear garden, Full range of base and wall units, Vinyl flooring, Tiled splashback, Beamed ceiling, Under stairs cupboard housing Boiler.

#### **Bathroom:**

**2.07 x 2.08**

(Ground floor)

Double glazed window, Bath, toilet, hand basin, Cladded walls, Vinyl flooring, Electric shower, Shower screen.

#### **Bedroom 1:**

**3.73 x 3.59**

Double glazed window, Radiator.

#### **Bedroom 2:**

**2.71 x 2.65**

Double glazed window, Radiator.

#### **Garden:**

Large lawned garden to the rear.



For additional information and full photo gallery  
please visit [www.jameswinn.co.uk](http://www.jameswinn.co.uk)





## Mortgage and Financial:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ).Minimum age 18.

## Clauses:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

## Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** Yes.

**PARKING ARRANGEMENTS:** On Street Parking

## BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** N/A

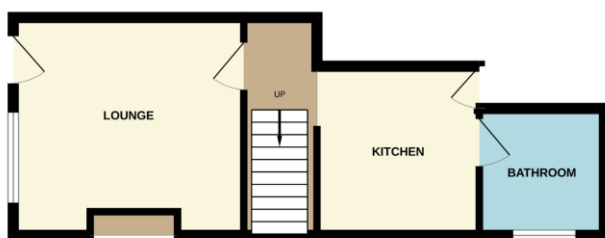
**MOBILE PHONE SIGNAL:** No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

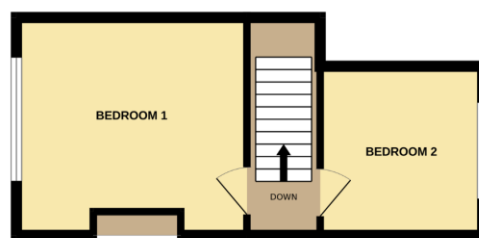
**Tenure** - Freehold

**Viewing** - By appointment through James Winn

GROUND FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR  
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract