



3 Bedrooms

James Winn Estate Agents are pleased to offer for sale this charming three-bedroom property situated on Cockpit Hill, Brompton, Northallerton. Well-presented property situated in a popular residential area, conveniently located for Northallerton town centre, local schools, shops, and transport links.

The accommodation is arranged over two floors and offers a comfortable and practical layout. On the ground floor, the property features a welcoming entrance hall, a spacious living room with plenty of natural light, and a fitted kitchen/dining area providing ample storage and worktop space, with access to the rear of the property.

Upstairs, there are three well-proportioned bedrooms, making the home ideal for families, couples. The accommodation is completed by a family bathroom.

Externally, the property benefits from enclosed outdoor space to the rear, suitable for relaxing or entertaining, along with rear off street parking. The home is located within a quiet neighbourhood while remaining within easy reach of amenities and commuter routes.

Council Tax Band C  
EPC - TBC

Offers in the region

**£220,000**

EPC Rating: TBC

## Cockpit Hill

Brompton, North Yorkshire, DL6



**Situation:**

Cockpit Hill is located in the village of Brompton, immediately north of the County Town of Northallerton in North Yorkshire. Cockpit Hill lies centrally within the village, close to the village green and Water End.

The property benefits from a village location with good local amenities, including a village shop, public houses and places of worship, and is within walking distance of open countryside. The village is well connected to Northallerton town centre, which is less than 2 miles to the south and provides a comprehensive range of services including high street shopping, supermarkets, primary and secondary schools, health facilities including the Friarage Hospital, leisure facilities and library services.

**Directions:**

From Northallerton town centre, proceed north along the A167 (Brompton Road). Continue for approximately 1.5 miles, passing residential development, into the village of Brompton. On entering the village, continue towards the village centre and turn left into Cockpit Hill. Follow the road for a short distance where the subject property, situated within the terrace and can be identified by its numbering.



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



**Entrance Hall:**

Composite Entrance Door, Stain glass panel above, carpet. Leading to stairs and living room.

**Living Room:**

**4.25 x 4.13**

Large 4-part bay windows, feature fireplace with inset gas fire, timber mantel, ornate surround, solid timber flooring, carpet, radiator.

**Dining Room:**

**5.53 x 3.38**

Double-glazed windows, feature fireplace with inset log burner. tall radiator, understairs cupboard, archway through to rear porch/small conservatory, carpet.

**Porch/conservatory:**

**1.43 x 1.06**

Double-glazed windows and French doors to rear garden.

**Kitchen:**

**4.50 x 2.41**

Double-glazed windows, tiled flooring, tiled splashback, radiator, space for cooker, space for washer and fridge freezer, wall and base units, leading to rear garden.

**W/C:**

**1.44 x 0.83**

Double-glazed window, tiled flooring

**First Floor/Landing:**

Loft entrance, carpet

**Bedroom 1:**

**3.38 x 3.06**

Original sliding sash timber framed window, Radiator, boiler cupboard, double built-in louvre door robes, carpet

**Bedroom 2:**

**3.35 x 3.47**

Original sliding sash timber window, radiator, double built-in louvre door robes, timber flooring.

**Bedroom 3:**

**2.39 x 1.79**

Original sliding sash timber framed window, radiator, carpet.

**Bathroom:**

**1.90 x 1.75**

Double-glazed window, panelled bath, w/c, tiled walls, tiled flooring, electric shower, wash hand basin, radiator.

**External**

**Rear:**

Stone-paved patio area, lawned, trees, shed, access to private parking at rear.

**Side/Rear:**

Garden -access to the back with off street parking, paved courtyard garden with stone flags and raised brick borders.

**Viewing is Strictly By Appointment**

**Tenure** - Freehold

**Viewing** - By appointment through James Winn



#### MORTGAGE & FINANCIAL ADVICE:

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:** No

**PARKING ARRANGEMENTS:** REAR PRIVATE PARKING

**BROADBAND SPEED:**

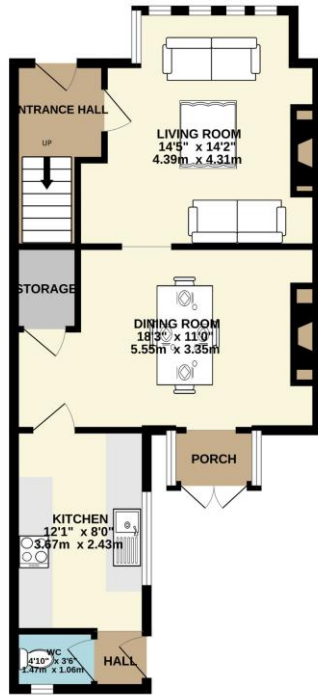
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** N/A

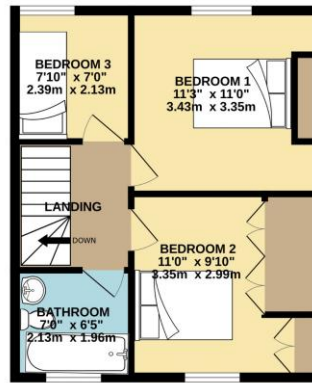
**MOBILE PHONE SIGNAL:** No known issues.

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.

GROUND FLOOR  
561 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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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