



Auction Property – Guide Price £130,000

Situated on a charming village green in the highly sought-after village of Brompton, just 1.5 miles from Northallerton, this attractive two double bedroom end-terrace cottage is offered for sale by James Winn Estate Agents.

The property has been partially renovated and benefits from a newly installed gas central heating system, new kitchen, new bathroom, new flooring and double-glazing throughout.

Cockpit Hill

Brompton,
Northallerton,
DL6

Asking Price:

£130,000

EPC Rating: TBC



AUCTION:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

LOCATION:

Cockpit Hill is located in Brompton which offers a local shop, two public houses and several places of worship. Northallerton is less than 2 miles South and offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Airport.



For additional information and full photo gallery please visit www.jameswinn.co.uk



DIRECTIONS:

From our Northallerton office, proceed south down the high street turning left at the first roundabout, then left again at the next roundabout on to Brompton road. Proceed straight over at the first mini roundabout and take the first exit onto Northallerton Road at the next roundabout. Continue into the village of Brompton and straight over at the crossroads onto Cockpit Hill where No. 2 Can be found on the right-hand side.

THE ACCOMMODATION COMPRISES

Entrance Porch/Boot Room:

With a double-glazed door, panelled walls.

Living Room: 4.29 x 4.27

With double-glazed windows to front and side, radiator, feature chimney breast with original inset fire and surround.

Kitchen: 3.51 x 2.95

With a double-glazed window to side, a range of newly fitted base and wall units, integrated washing machine, newly fitted stone flooring with underfloor heating, understairs storage cupboard, feature chimney breast, radiator.

Utility Room:

With a double-glazed door to rear and space for a fridge freezer.

Landing:

With a double-glazed window to side and access to the roof space.

Bedroom 1: 4.55 x 3.53

With a double-glazed window to side and a radiator.

Bedroom 2: 4.47 x 2.59

With a double-glazed window to front and a radiator.

Bathroom:

With a double-glazed window to side, a modern white suite comprises: Panelled bath with shower over, pedestal wash hand basin with vanity unit, back-to-wall w/c with vanity unit, chrome ladder towel warmer.

COVERED COURTYARD

COMMUNAL PATIO AREA



VIEWING BY APPOINTMENT:

Viewing is Strictly By Appointment Only

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 2 Cockpit Hill (continued) 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: On Road 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

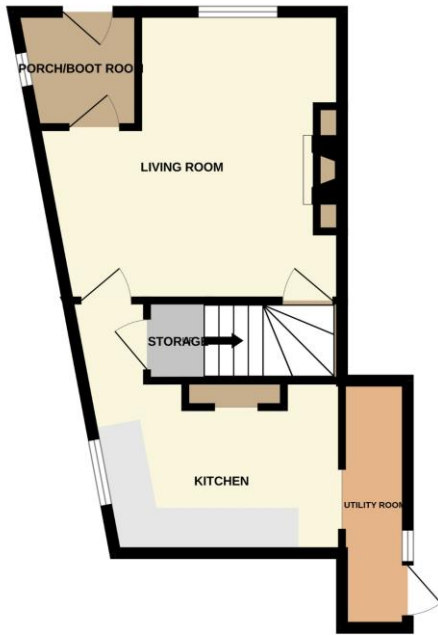
MOBILE PHONE SIGNAL: No known issues.

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.

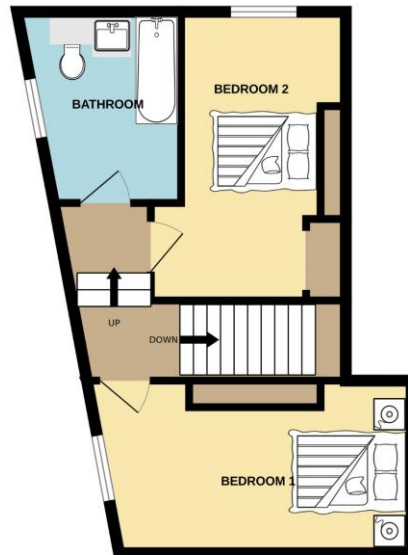
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA - 816 sq.ft. (75.9 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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For additional information and full photo gallery please visit

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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