



2 Bedrooms

James Winn are delighted to present this quaint and characterful two-bedroom terraced cottage. Recently refurbished throughout, the property combines traditional cottage charm with modern comfort, retaining and enhancing character features including exposed ceiling beams, a period-style fireplace and stone flooring. The accommodation includes a welcoming living room, contemporary fitted kitchen, two well-proportioned bedrooms and a generous rear garden with original outbuilding.

## Cockpit Hill

Northallerton, DL6

Asking Price:

**£175,000**

EPC Rating: D  
Council Tax Band: A





#### **Location:**

Cockpit Hill is situated in the picturesque village of Brompton, which offers a local shop, two public houses and several places of worship. Northallerton is less than two miles away and provides a wide range of shops, supermarkets, restaurants, a twice-weekly market, primary and secondary schools, hospital, library and leisure facilities.

Northallerton also has a mainline railway station, with direct rail connections to York in around 30 minutes, offering an attractive combination of village living and excellent accessibility. The area also provides convenient access to the North York Moors, Yorkshire Dales, A1 and A19.

#### **Directions:**

From Northallerton High Street, proceed South down the high street turning left at the first roundabout, then left again at the next roundabout. Head out of Northallerton and at the mini roundabout take the left turning onto Northallerton Road. Continue into the village of Brompton heading straight over at the crossroads and 41 Cockpit Hill is located on the left.



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





### **Renovations:**

The property has also undergone professional damp-proofing as part of the refurbishment programme.

### **Lounge:**

With front-facing UPVC double-glazed window and door, exposed ceiling beams, feature period-style fire surround, TV point, bamboo flooring and radiator.

### **Inner Hall:**

With storage cupboard under stairs and stone flooring.



### **Kitchen:**

With a newly fitted range of fitted base, wall and drawer units, worktops inset with porcelain sink, electric hob & oven, built-in microwave and internal extractor fan, tiled splashbacks, rear facing UPVC double glazed window and door, radiator, laid stone flooring and stairs to first floor.

### **Bathroom:**

With a fitted three piece bathroom suite consisting of a low level WC, panelled bath with shower over & pedestal wash hand basin, tiled walls & floor, rear facing UPVC double glazed window and radiator.



### **Bedroom One:**

With front facing UPVC double glazed window, bamboo flooring and radiator.

### **Bedroom Two:**

With rear-facing UPVC double-glazed window, cupboard over stairs housing hot water tank, decoratively boxed-in wall-mounted gas boiler, bamboo flooring and radiator.

### **Externally:**

With on-street parking to the front and a generous rear garden with an original out-building retaining historic features and offering excellent potential for restoration and future use. Shared access footpaths are present to the rear of the property.



**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. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

**Mortgage & Financial Services:**

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.

**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: TBC

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: No

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

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1ST FLOOR  
APPROX. FLOOR  
AREA 270 SQ.FT.  
(25.1 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 314 SQ.FT.  
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 584 SQ.FT. (54.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 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