



57 Cockpit Hill

Brompton, Northallerton, DL6 2RQ

youngsRPS 

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Guide Price: £170,000

This deceptive, charming 3-bedroom characterful cottage is located in the heart of the village of Brompton. Accommodation includes a spacious reception room, kitchen with utility & a well-appointed bathroom with walk-in deluge shower. Attractive garden to rear overlooking recreational fields. Sensible offers for this property will be considered.

- Characterful cottage with period features
- Spacious reception room
- 3 well-proportioned bedrooms
- Enclosed rear garden overlooking recreational fields

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Youngs - Northallerton 01609 773004





The entrance vestibule has a ceramic tiled floor & a practical storage cupboard housing the gas central heating boiler. This leads through to a spacious living room which has an aperture for a fire with stone hearth, a return staircase to the first floor & useful understairs storage cupboard. The kitchen has a range of white units with built-under electric oven, halogen hob, an integrated microwave & Bosch dishwasher. An exit door gives access to both the rear garden & a useful utility room with plumbing for a washing machine & space for a tumble dryer. The first floor is arranged on several levels & has the benefit of 3 bedrooms, the Master having a characterful cast iron fireplace. The bathroom has been updated in recent years & has a vaulted ceiling with Velux window, white suite & a separate fully tiled wet room style shower area.

Outside, on street parking is readily available to the front of the cottage. There is a pleasant garden to the rear of the property beyond which there is recreational field space. The garden is enclosed by timber fencing & has an exit gate to a rear access lane.

LOCATION This property is ideally located in the heart of Brompton which is a small village which lies approximately 1.5 miles North of Northallerton & 6 miles from the main A19 Trunk road. The village itself has a pretty green, well-regarded Primary

school, several Inns, church, shop & regular bus service.

SERVICES Mains water, drainage & electric, gas central heating.

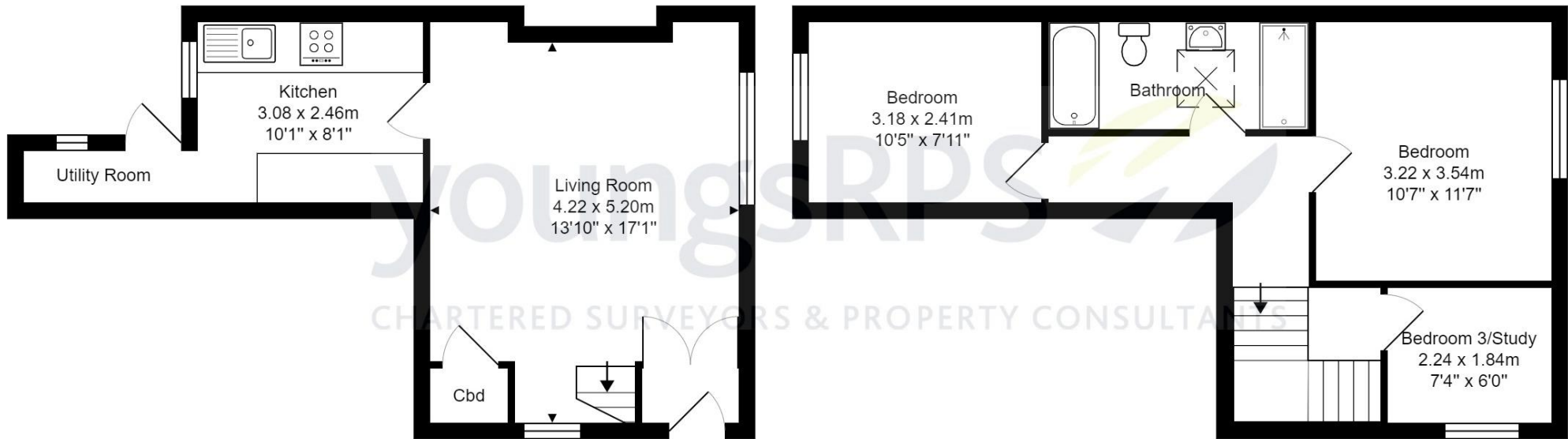
TENURE It is understood that the property is leasehold & held on a lease of over 1000 years. For further information contact the Agents.

CHARGES Hambleton District Council Tax Band B.

FREE MARKET APPRAISAL We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

VIEWINGS By appointment with the Agents. Please call 01609 773004.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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