

Cockpit Hill, Brompton, Northallerton, DL6 2RQ
Auction Guide £135,000

estates⁴
'The Art of Property'



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Auction Guide £135,000

Council Tax Band: C

THIS AUCTION WILL CONCLUDE ON WEDNESDAY 19TH NOVEMBER 2025 AT 12PM.

**** For Sale by Modern Auction **** - Nestled in the charming village of Brompton, this end terrace house presents a remarkable investment opportunity. With three spacious bedrooms and two reception rooms, the property boasts generous living space that is perfect for families or those seeking room to grow.

The house is in need of refurbishment, yet it holds fabulous potential for transformation into a delightful home. High ceilings throughout enhance the sense of space, whilst externally the property features a garage for additional storage or parking needs. The rear small garden offering a peaceful retreat that overlooks the school playing fields, making it an ideal spot for relaxation. The front of the property enjoys pleasant views over the village green, adding to the overall appeal of this highly sought-after location.

Conveniently situated, the property is within easy reach of Northallerton and the surrounding areas, ensuring that local amenities and transport links are readily accessible. The house is equipped with UPVC double glazing, excluding the rear porch, and benefits from gas central heating via a Vaillant combi boiler. This property is sold with NO ONWARD CHAIN, making it a practical choice for those looking to move swiftly. With its generous rooms, desirable location, and potential for refurbishment, this end terrace house is a fantastic opportunity for both investors and homebuyers alike.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the

property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

In brief the accommodation consists of:

Ground floor

Entrance hallway, lounge to the front with log burner, separate dining room, access to the kitchen, small rear lobby, ground floor bathroom, store room & rear porch.

First floor

Landing having access to the attic space via an attached pull down ladder, and also opening to three bedrooms, including two doubles and a single.

Externally

Peaceful views to the front aspect, garden not directly overlooked, and garage for further secure parking or storage.

Please note:

Council tax Band - C

Tenure - Freehold

Total sq ft to be considered guide only and includes garage.

Important: There is a right of way through the rear garden, speak to agent for information.

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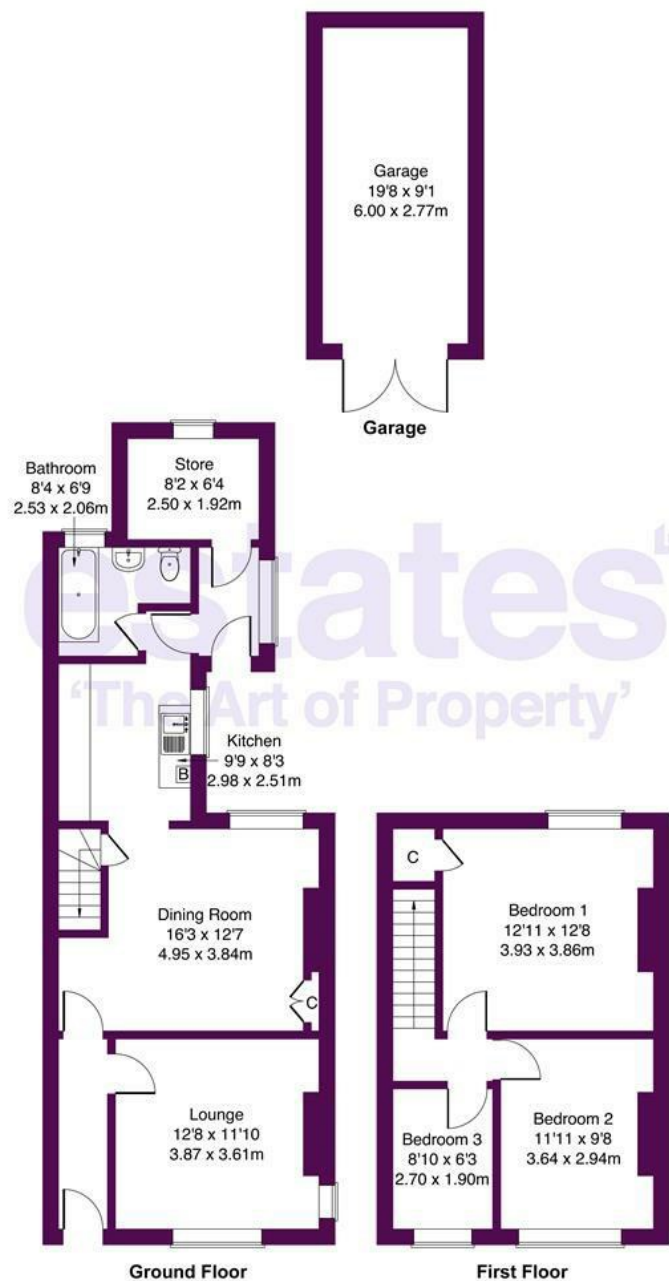
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Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.



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Approximate Gross Internal Area: (1216 sq ft - 113 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC