



**Post Office Cottage and adjoining commercial premises
Middleton, Pickering, North Yorkshire, YO18 8NX
Price Guide £330,000**

Situated in the heart of the village of Middleton can be found this spacious three bedroom, gas fired centrally heated Post Office Cottage, with the adjoining commercial premises comprising Post Office and Tea Parlour. The commercial element would lend itself to convert for residential use subject to the appropriate consents. The continuation of the Post Office would be entirely up to the discretion of the purchaser/s. The property is being offered for sale with freehold vacant possession.

The cottage is in need of some updating:
Accommodation briefly comprises: hall, sitting room, kitchen/diner. First floor: three bedrooms and house bathroom.

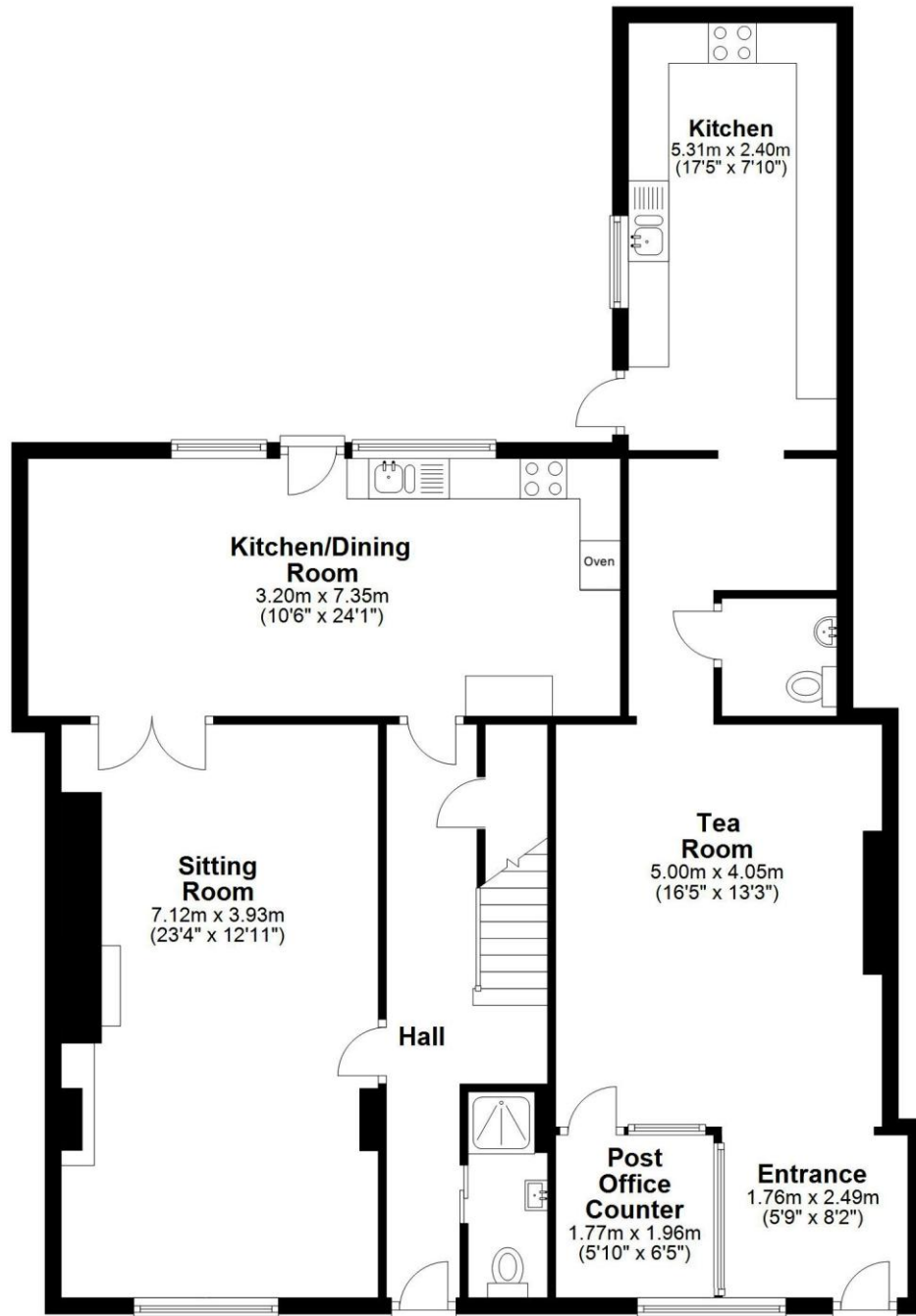
Commercial Premises: Post Office kiosk area, tea rooms, WC and kitchen.

Externally to the front is a lawned garden with well stocked beds and footpath to both properties. Enclosed yard area to the rear with right of way over neighbouring property.



Ground Floor

Approx. 120.2 sq. metres (1293.7 sq. feet)

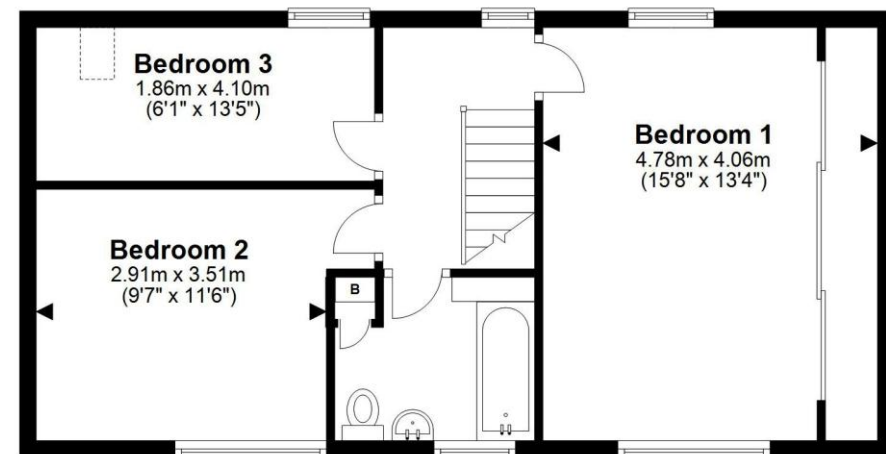


Total area: approx. 171.1 sq. metres (1841.7 sq. feet)

Post Office and Cottage, Middleton

First Floor

Approx. 50.9 sq. metres (548.0 sq. feet)



For illustration purposes only not to scale





Tenure: We understand the property to be freehold. Vacant possession will be given on completion.

Services: Cottage: Mains water, drainage and electricity are laid on. Gas fired centrally heated.

Commercial Premises: Mains water, drainage and electricity are laid on.

Location: Intrigued.biked.host

Energy performance certificate:

Post Office Cottage: Band D

Commercial Premises: Band B

Property tax: Band D

Commercial Premises Rated as Post Office and Tea Parlour :
Rateable Value £2,650 .

Viewing: Strictly by appointment through the agents
Kirkbymoorside, 16 Market Place, Kirkbymoorside, York. Tel:
01751 475557

Need advice on buying through another agent? Contact
Peter Illingworth on 01751 475557 to discuss how we can give
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16 Market Place, Kirkbymoorside,
York, YO62 6DA

T. 01751 431107

E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557

E. maltonhub@peterillingworth.co.uk

www.peterillingworth.co.uk

T. 01751 475557

E. pickering@peterillingworth.co.uk

41-43, Maddox Street, London, W15 2PD

T. 08701 127 099

E. info@mayfairoffice.co.uk

W. www.mayfairoffice.co.uk

MAYFAIR
office.co.uk

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