



THE OLD POST OFFICE,  
ROSEDALE ABBEY, PICKERING, YO18 8SA  
PRICE GUIDE £420,000 (Furniture and contents available by separate negotiation)

A substantial stone five bedroom oil fired centrally heated beautifully appointed and much cherished period property over three floors, including two en-suites and a house bathroom. The Old Post Office is currently being let as a holiday cottage and there is the opportunity to continue its current use with [Simplyowners.co.uk](http://Simplyowners.co.uk) and [Booking.com](http://Booking.com) and can also be viewed on [www.oldpostofficerosedale.co.uk](http://www.oldpostofficerosedale.co.uk). There is a small garden situated to the rear.

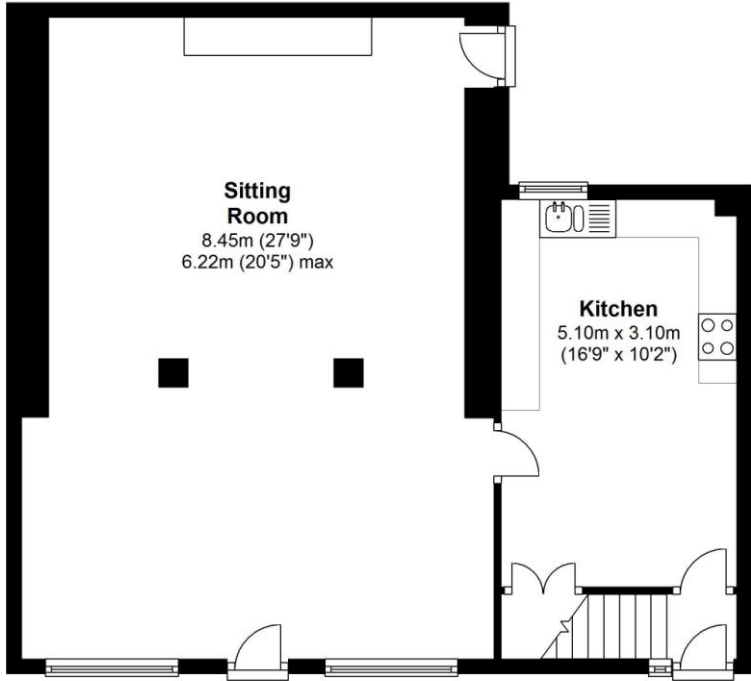
Located within the outstanding North York Moors village of Rosedale Abbey, offering a real life style choice for those wishing to get away from it all. The village has a very good primary school, a village shop and various eating establishments. The ancient city of York and the coastal resorts of Scarborough and Whitby are all easily commutable.

Vendors view: "We have thoroughly enjoyed our time at The Old Post Office and it will make a lovely home or a continued income generating opportunity".



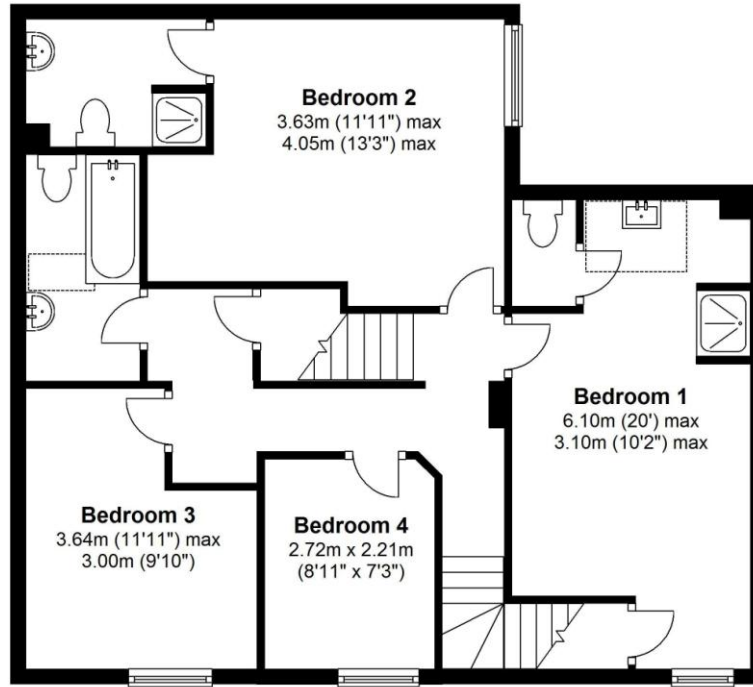
### Ground Floor

Approx. 71.9 sq. metres (774.1 sq. feet)



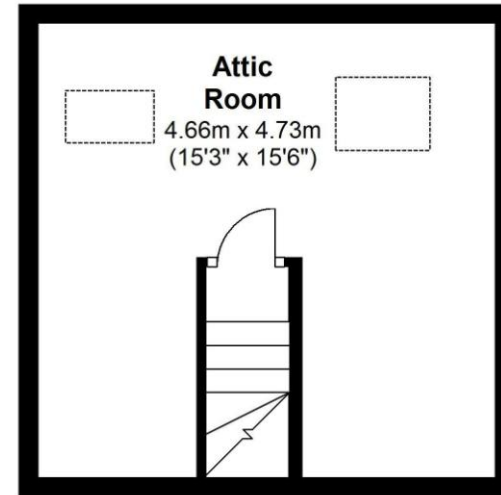
### First Floor

Approx. 69.9 sq. metres (752.9 sq. feet)



### Second Floor

Approx. 22.0 sq. metres (237.1 sq. feet)



Total area: approx. 163.9 sq. metres (1764.1 sq. feet)

The Old Post Office, Rosedale Abbey

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**Tenure:** Freehold. Vacant possession will be given on completion.

**Services:** Mains water, drainage and electricity are laid on. Oil fired central heating.

**Note:** The property has the benefit of a pedestrian right of way from the back door leading to the garden. From the garden there is a further pedestrian right of way through a gate on to the street.

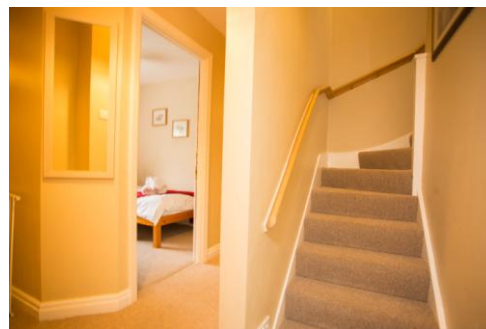
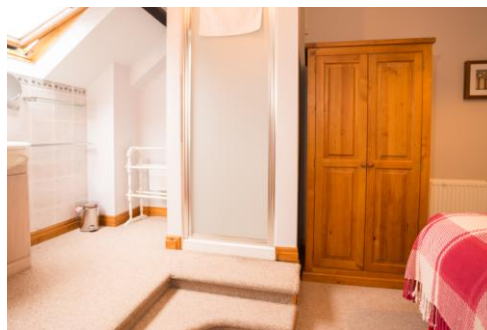
**Energy Performance Rating:** E

**Property Tax:** Currently deleted.

**Viewing:** Strictly by appointment through the Agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE, Tel: 01751 475557.

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