



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 and Booking.com and can also be viewed on www.oldpostofficerosedale.co.uk. There is a small garden situated to the rear.

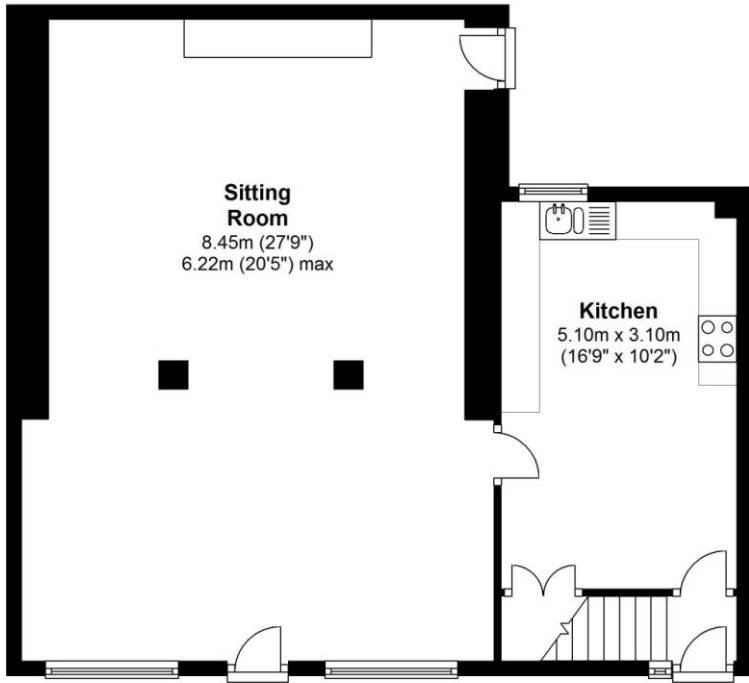
Located within the outstanding North York Moors village of Rosedale Abbey, offering a real life style choice for those wishing to get away from it all. The village has a very good primary school, a village shop and various eating establishments. The ancient city of York and the coastal resorts of Scarborough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



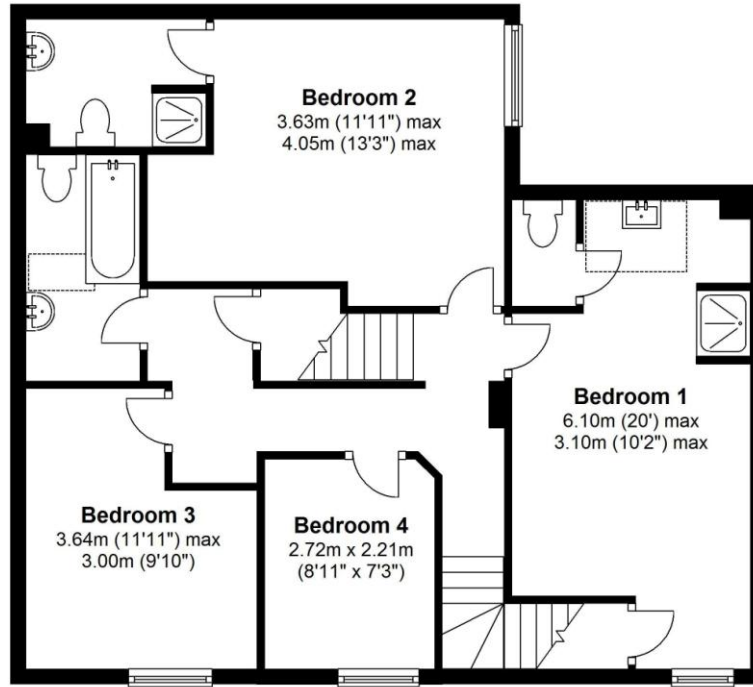
Ground Floor

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



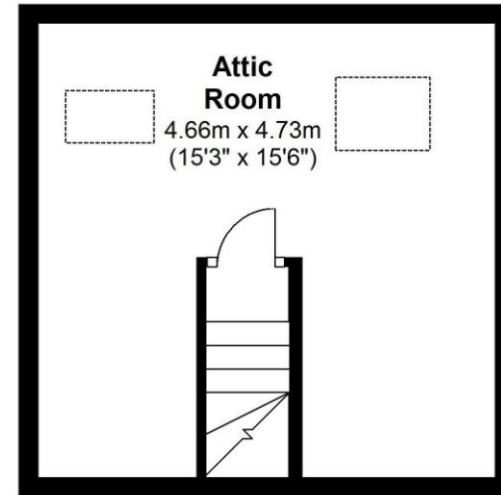
First Floor

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.

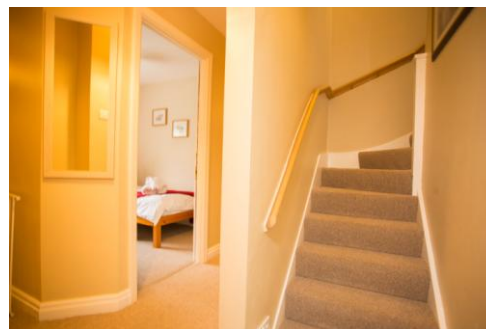
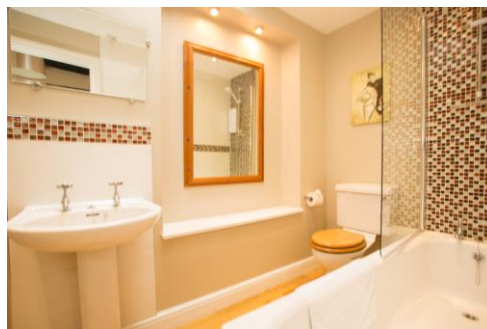
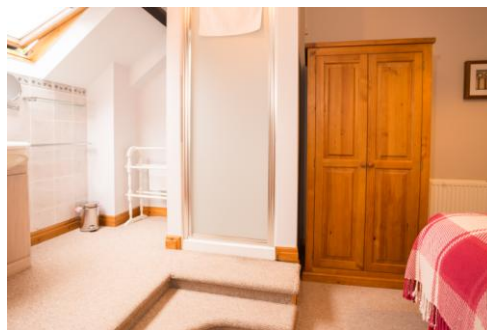
Energy Performance Rating: E

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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