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**illingworth**  
ESTATE AGENTS



**Post Office Cottage and adjoining commercial premises  
Middleton, Pickering, North Yorkshire, YO18 8NX  
Price Guide £347,500**

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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 currently used as the Post Office and Tea Parlour, which would lend itself to convert for residential use subject to the appropriate consents. Should any potential purchaser wish to take on the Post Office then it will be subject to an interview process with the Post Office Limited. The property is being offered for sale freehold with vacant possession. It is our understanding the Post Office can only remain if supported by a separate business within the premises.

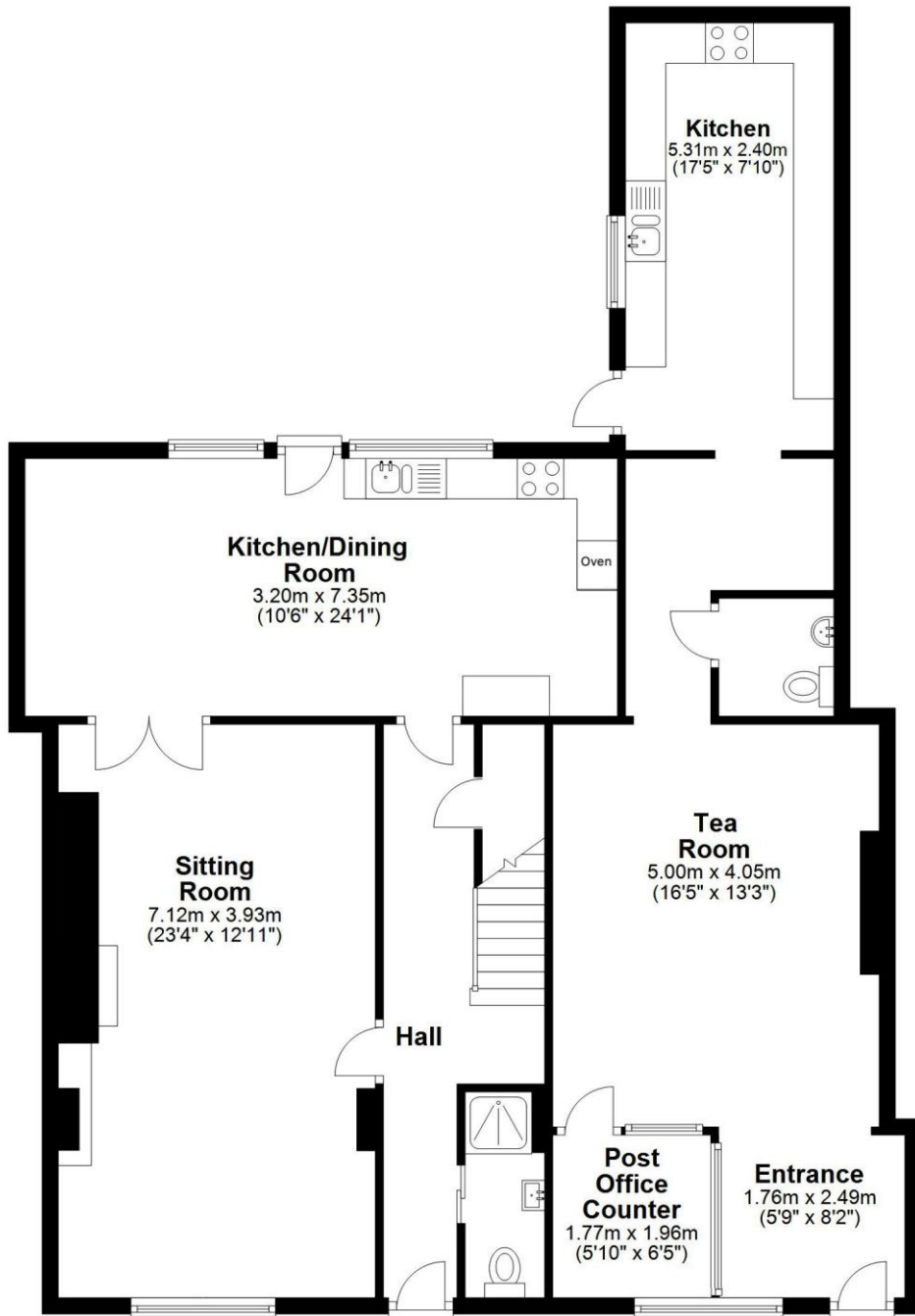
The cottage is in need of some updating: Accommodation briefly comprises: hall, sitting room, kitchen/diner. First floor: three bedrooms and house bathroom. Commercial Premises: Post Office kiosk area, tea rooms, WC and kitchen.

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.



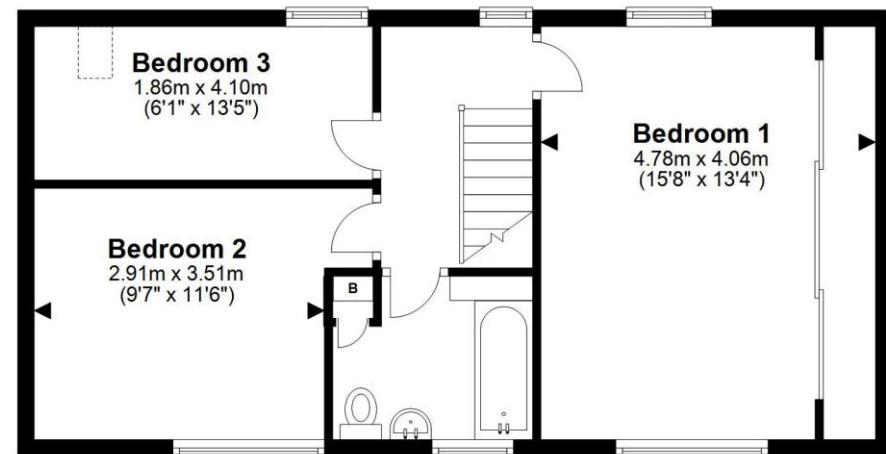
## Ground Floor

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



## First Floor

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



Total area: approx. 171.1 sq. metres (1841.7 sq. feet)  
**Post Office and Cottage, Middleton**

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 Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE.  
Tel: 01751 475557

**Need advice on buying through another agent?** Contact Peter Illingworth on 01751 475557 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.



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