



HUNTERS[®]
HERE TO GET *you* THERE

High Street, Brompton-By-Sawdon, Scarborough | Offers In Excess Of £240,000
Call us today on 01723 336760



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Retail unit
25'6" x 16'1"
Two windows to front and side aspects, TV point, telephone point and power points.

Downstairs toilet
3'6" x 5'6"
Low flush WC and wash hand basin.

Store room
6'2" x 7'10"
Window to front aspect and power points.

First floor landing
Stairs to the second floor landing.

Kitchen
15'6" x 12'1"
Two windows to front aspects, range of wall and base units with roll top work surfaces, sink and drainer unit, integrated electric hob, integrated electric oven, space for fridge/freezer, radiator and power points.

Lounge
9'5" x 15'2"
Windows to side and front aspect, feature fireplace, radiator, TV point and power points.

Bathroom
5'10" x 6'0"
Window to side aspect, shaver point, heated towel rail and three piece suite comprising: panel enclosed

bath with mixer taps and overhead shower attachment, low flush WC and wash hand basin.

Bedroom/Utility room
10'3" x 8'7"
Window to front aspect, built in storage, plumbed for washing machine, radiator and power points.

Second floor landing

Bedroom 1
15'5" x 12'0"
Window to front aspect, built in storage, radiator and power points.

Bedroom 2
9'11" x 15'2"
Window to front aspect, radiator and power points.

Parking
Allocated off street parking.

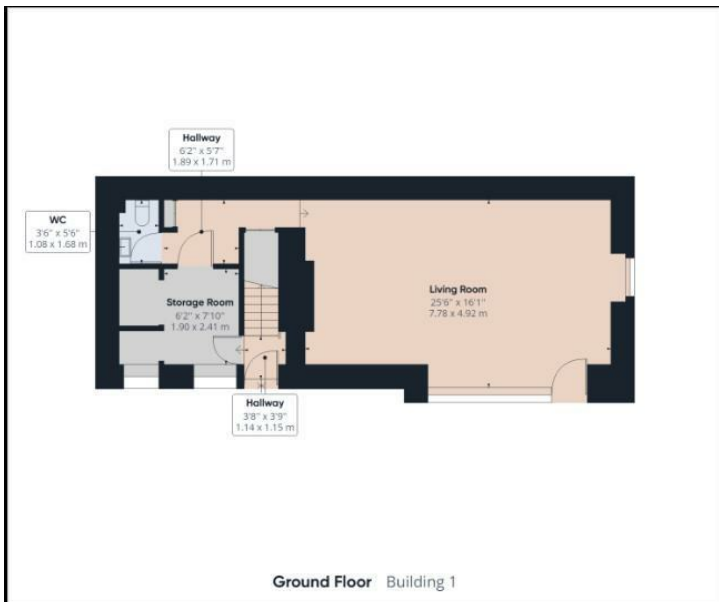
Agents notes
Freehold
Council tax band - B
EPC - D
There is a commercial unit with a residential apartment above.

Hunters are delighted to bring to the market this **FANTASTIC INVESTMENT OPPORTUNITY** located in the **HIGHLY SOUGHT-AFTER** village location of Brompton by Sawdon offering an upstairs living accommodation to the upper floors and a **RETAIL UNIT** to the ground floor. The upstairs has previously been run as a successful holiday let with a turnover for July to Sept 2022 was up to £3,000 per month with the potential for extra increase and busy into Winter months. Currently The old post office as whole achieves a monthly income of £1350 and the existing clients would be happy to stay on. The upstairs property **Benefiting from TWO BEDROOMS, UTILITY/ SPARE BEDROOM ROOM and OFF-ROAD PARKING**, this property is not one to miss! Can be sold fully furnished and managed with existing tenants should the new proprietor wish!

This well presented residence briefly comprises: retail unit which is currently a successful cafe, downstairs WC and store room. To the upper floors of the property you are welcomed with a spacious kitchen, lounge, utility room, family bathroom and two double bedrooms. The outside welcomes you with off road parking for four vehicles.

Brompton is a picturesque rural village of mainly stone and pantile cottages lying mainly within a Conservation Area that offers a good range of community services through its active Parish Church and Village Hall committees. There is abundant wildlife as can be witnessed on the 1.5 mile circular walk around the village taking in the historic All Saints church, the ponds and the butts. The village also houses an award winning butcher 2 mins walk away along with wonderful dog walking.

Call now to arrange a viewing to avoid disappointment!



Approximate total area⁽¹⁾

1546.72 ft²
143.69 m²

Reduced headroom

11.45 ft²
1.06 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760
| scarborough@hunters.com

