



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

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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 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.

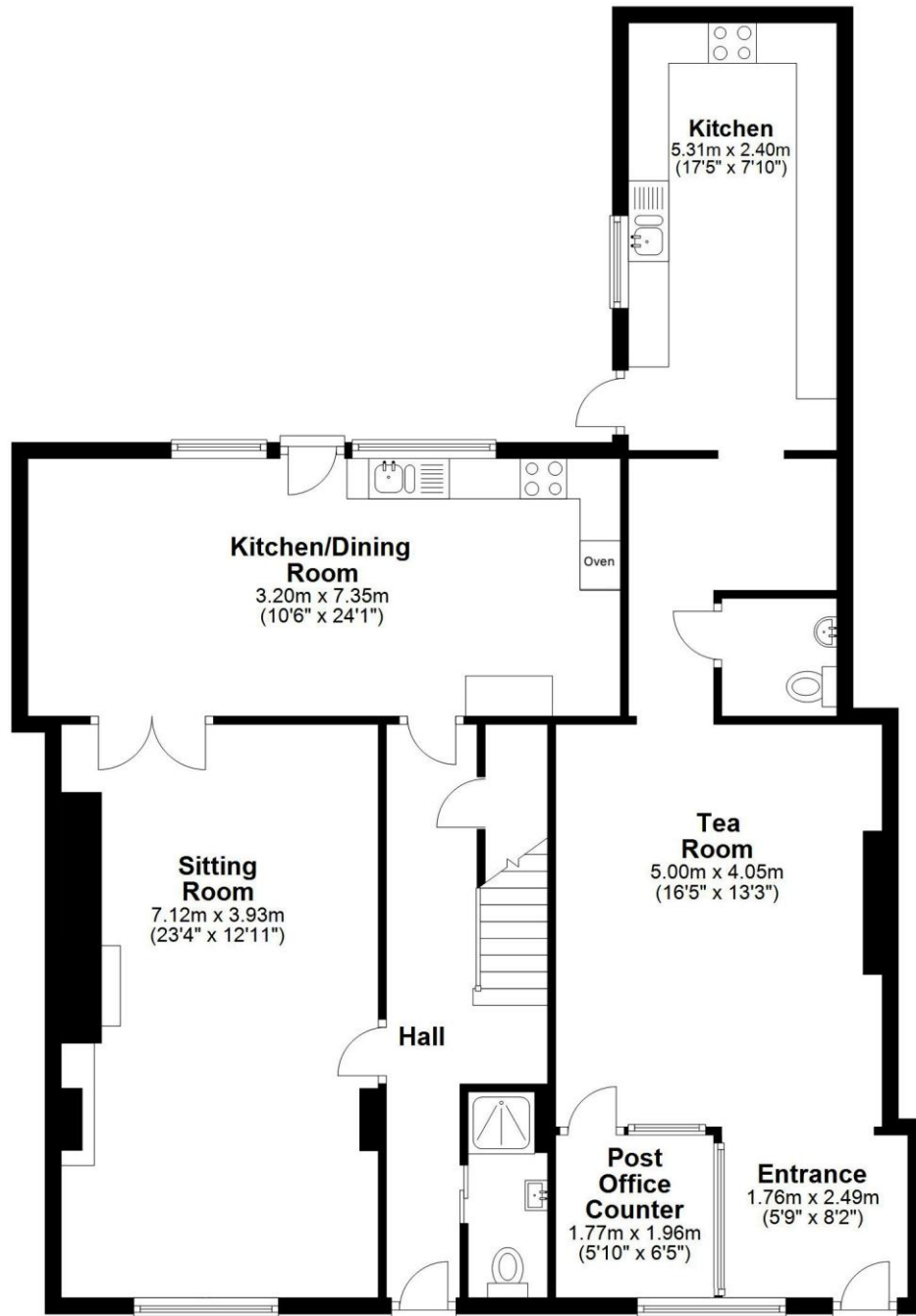
Commercial Premises: Post Office kiosk area, tea rooms, WC and kitchen.

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)

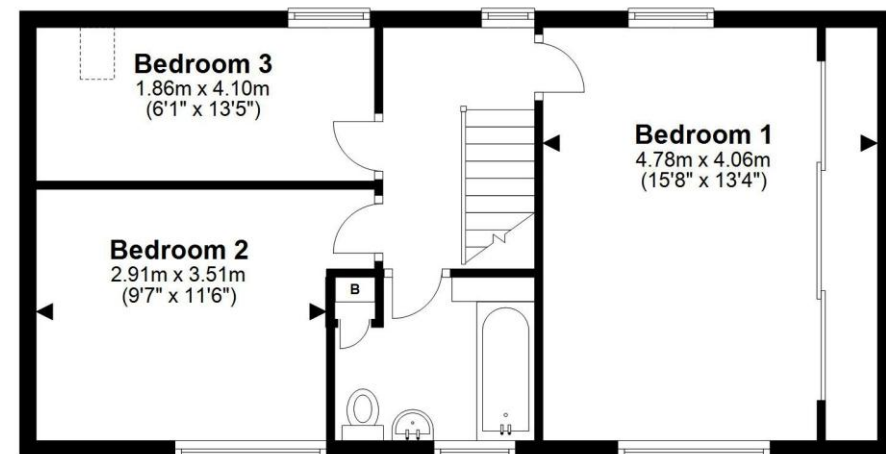


Total area: approx. 171.1 sq. metres (1841.7 sq. feet)

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

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