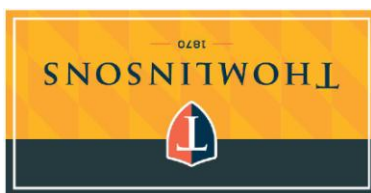


T. 01937 582748  
F. 01937 580571

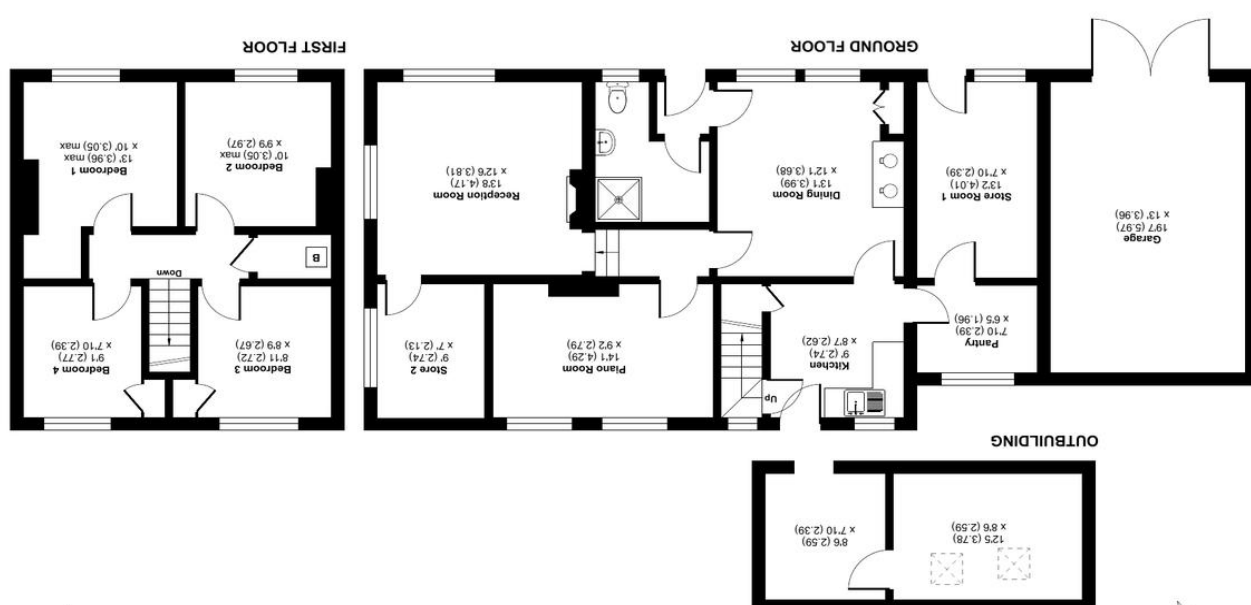
www.thomlinsons.co.uk  
office@thomlinsons.co.uk

24 High Street | Wetherby | West Yorkshire | LS22 6LT



**Important Notice 1.** Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.

Certified Property Measurement 197 (5.97)  
RICS  
Floor plan produced in accordance with RICS Property Measurement Standards (PMS2 Residential). © RICS 2023.  
Produced for Thomlinsons. REF: 974683



Approximate Area = 1625 sq ft / 151 sq m (includes garage)  
Outbuilding = 175 sq ft / 16.2 sq m  
Total = 1800 sq ft / 167.1 sq m  
For identification only - Not to scale

**The Old Post Office, Hunsingore, Wetherby, LS22**



The Old Post Office  
Main Street, Hunsingore



Guide Price £380,000

## The Old Post Office, Main Street, Hunsingore, LS22 5HY

**\*\*NEW PRICE\*\*** Offered to the market for the first time in two generations. A four bedroom cottage with outbuilding situated in the centre of this popular village of Hunsingore, a full refurbishment is necessary prior to occupation.

**FULL RENOVATION PROJECT | FOUR BEDROOMS |  
FORMER POST OFFICE/SHOP | VILLAGE LOCATION |  
DEVELOPER OPPORTUNITY**

A four bedroom cottage with outbuilding situated in the centre of this popular village, in need of full refurbishment. Offered to the market for the first time in two generations.

**SITUATION & DESCRIPTION**

The village of Hunsingore is conveniently located just off the old A1 within 4 miles of Junction 45 and 46 of the A1/M. The local town of Wetherby is within 6 miles and York City Centre is within 14 miles.

**GROUND FLOOR**

**BATHROOM OFF**

with shower cubicle, WC and washbasin

**DINING ROOM**

with original oil fired Aga, two windows to front

**KITCHEN**

with understairs storage room, door and window to rear

**PANTRY**

window to rear

**STOREROOM ONE**

with window and door to front

**RECEPTION ROOM**

open fire, window to side and front

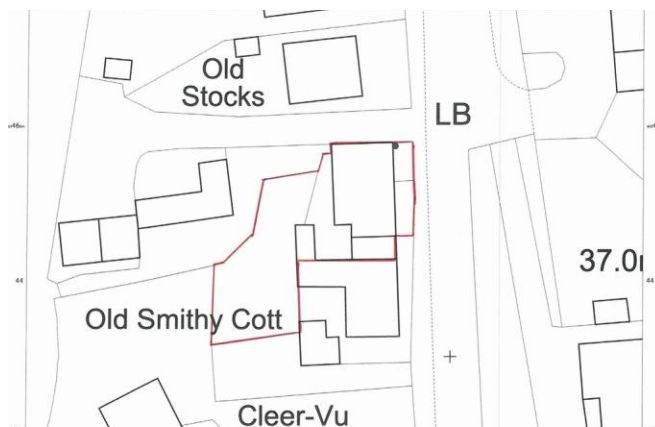
**STOREROOM TWO**

window to side

**PIANO ROOM**

window to front

stairs leading from the kitchen to;



**FIRST FLOOR**

**BEDROOM ONE**

window to front

**BEDROOM TWO**

window to front

**BEDROOM THREE**

window to rear

**BEDROOM FOUR**

window to rear

**OUTSIDE**

small garden area to front and garden area to the rear

**OUTBUILDING**

outbuilding to rear

**GARAGE**

with double doors to front and vaulted ceiling

