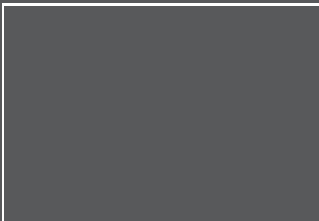




A great opportunity to acquire this building, the ground floor is set out as a shop and the first floor you will find one bed roomed apartment. Located in the heart of Earby. The property achieves £1300 per month via the ground floor shop and first floor apartment. Briefly comprising of two spacious rooms on the ground floor. To the first floor you will find lounge / kitchen, bathroom and a bedroom. Also having a rear enclosed yard. Early viewings are advised to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



COUNCIL TAX  
Band:

**Hilton &  
Horsfall**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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#### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning,

Building Control etc, have been obtained and complied with.

A great opportunity to acquire this building, the ground floor is set out as a shop and the first floor you will find one bedroomed apartment. Located in the heart of Earby. The property achieves £1300 per month via the ground floor shop and first floor apartment. Briefly comprising of two spacious rooms on the ground floor. To the first floor you will find lounge / kitchen, bathroom and a bedroom. Also having a rear enclosed yard. Early viewings are advised to avoid disappointment.

#### GROUND FLOOR

##### SHOP - GROUND FLOOR

ROOM ONE  
17'9" x 13'10"

Set out with as a serving area / with a till.

ROOM TWO  
16'1" x 12'6"

With fitted kitchen facilities.

#### FIRST FLOOR

The apartment is located on the first floor and access via a staircase to the rear elevation.

##### LOUNGE / KITCHEN

16'10" x 14'2"

Having a fitted kitchen area and sitting room.

##### BEDROOM ONE

11'4" x 14'6"

A room of double proportions having 1x radiator and a uPVC double glazed window.

##### BATHROOM

Having a push button w.c, pedestal sink, shower cubicle, 1x radiator and a uPVC double glazed frosted window.

##### PUBLISHING

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