

- Lock Up / Workshop
- Stunning Views
- Shared Patio



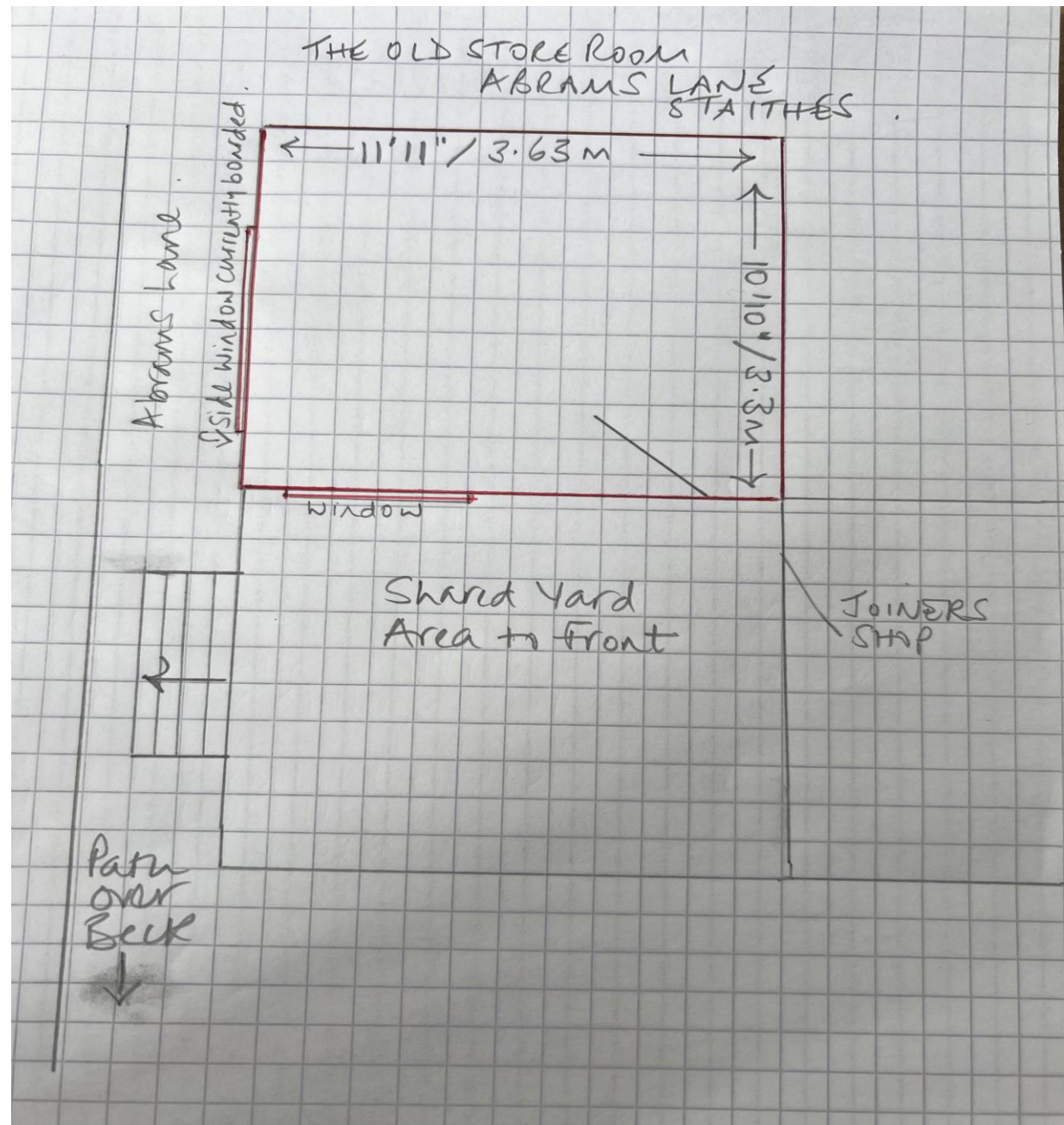
The Old Store Room , Abram Lane, Staithes. TS13 5BX

Guide Price £65,000

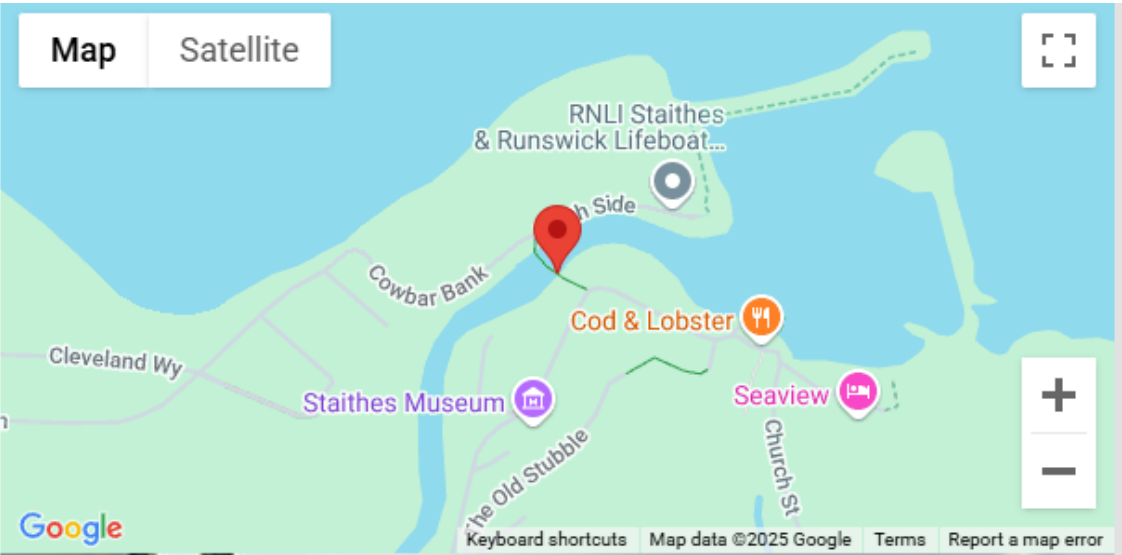
Property Group
ASTIN'S



A semi detached stone built rendered workshop. At the bottom of Staithes Village located on Abrams Lane - just before the path joins the footpath across the beck to Cowbar. This workshop has no amenities but is a reasonable size almost 12 feet by 11 or 3.6 x 3.3 metres. At the front of the property there is a patio area. This is adjacent to The Old Joiners Shop which is a holiday let and is a shared area which allows for outside seating areas for both properties. Currently used as a workshop this property has a beautiful view across the Beck to Cowbar and subject to the necessary permissions could be a useful property for someone. Call us to view this interesting property!



Always a warm welcome 7 days a week



TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Freehold basis.

SERVICES:

All mains services are connected to the property.

REF: 10156

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:

(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy Performance Certificate

17 Any Street,
Any Town,
County,
YV3 6XX

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Total floor area:

Detached house
02 February 2007
[dd mmmm yyyy]
0000 0000 0000 0000
100 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - Best running costs		
(95-100) A		
(85-94) B		
(75-84) C		
(65-74) D		
(55-64) E		
(45-54) F		
(35-44) G		
Min energy efficient - Higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - Best CO ₂ emissions		
(95-100) A		
(85-94) B		
(75-84) C		
(65-74) D		
(55-64) E		
(45-54) F		
(35-44) G		
Min environmentally friendly - Worst CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	453 kWh/m² per year	178 kWh/m² per year
Carbon dioxide emissions	43 tonnes per year	4.5 tonnes per year
Lighting	£81 per year	£36 per year
Heating	£1123 per year	£467 per year
Hot water	£219 per year	£104 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. The certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

Astin's

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