









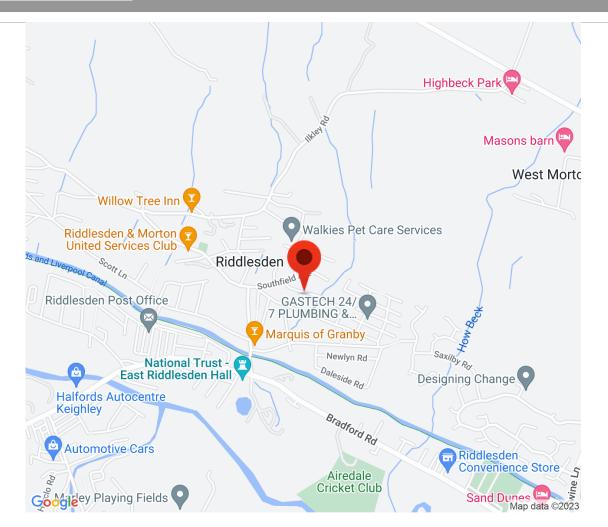




Well-presented three-bedroom semi in a well-established area of Riddlesden, having amazing panoramic views across the valley. There are countryside walks close by and has the Leeds Liverpool Canal on your doorstep.

The property benefits from gas central heating, UPVC double glazing, recently replaced a new modern kitchen and bathroom. Briefly comprises, entrance hall, open plan lounge & dining room, kitchen to the ground floor. Three bedrooms and family bathroom to the first. Outside, there is parking for vehicles and gardens to the front, side and rear. The Internal viewing is essential to appreciate the accommodation













Energy performance certificate (EPC)

31, Southlands Grove West Riddlesden KEIGHLEY BD20 5HY Energy rating

Valid until: 10 October 2028

Certificate number: 9565-2809-7603-9898-4055

Property type Semi-detached house

Total floor area 68 square metres

Rules on letting this property

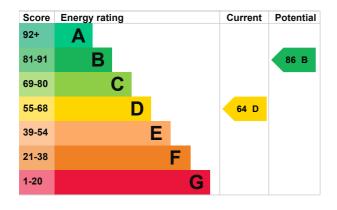
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

<u>See how to improve this property's energy efficiency.</u>



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 44% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 298 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £788 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could **save £244 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 10,928 kWh per year for heating
- · 1,941 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	3.6 tonnes of CO2
This property's potential production	1.4 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£122
2. Floor insulation (suspended floor)	£800 - £1,200	£45
3. Low energy lighting	£25	£24
4. Heating controls (room thermostat)	£350 - £450	£25
5. Solar water heating	£4,000 - £6,000	£27

Step	Typical installation cost	Typical yearly saving
6. Solar photovoltaic panels	£5,000 - £8,000	£274

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Nigel Kersey
Telephone	01384471675
Email	epc@legalbricks.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd	
Assessor's ID	STRO031516	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment Assessor's declaration	No related party	
Date of assessment	11 October 2018	
Date of certificate	11 October 2018	
Type of assessment	RdSAP	