

Energy Performance Certificate

21, Elma Avenue, BRIDLINGTON, YO16 4NX
 Dwelling type: Top-floor maisonette
 Date of assessment: 05 December 2013
 Date of certificate: 06 December 2013
 Reference number: 0758-9972-7292-0027-9914
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 57 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,803
Over 3 years you could save £ 564
Estimated energy costs of this home

Category	Current costs	Potential costs
Lighting	£ 177 over 3 years	£ 108 over 3 years
Heating	£ 1,404 over 3 years	£ 897 over 3 years
Hot Water	£ 222 over 3 years	£ 234 over 3 years
Totals	£ 1,803	£ 1,239

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

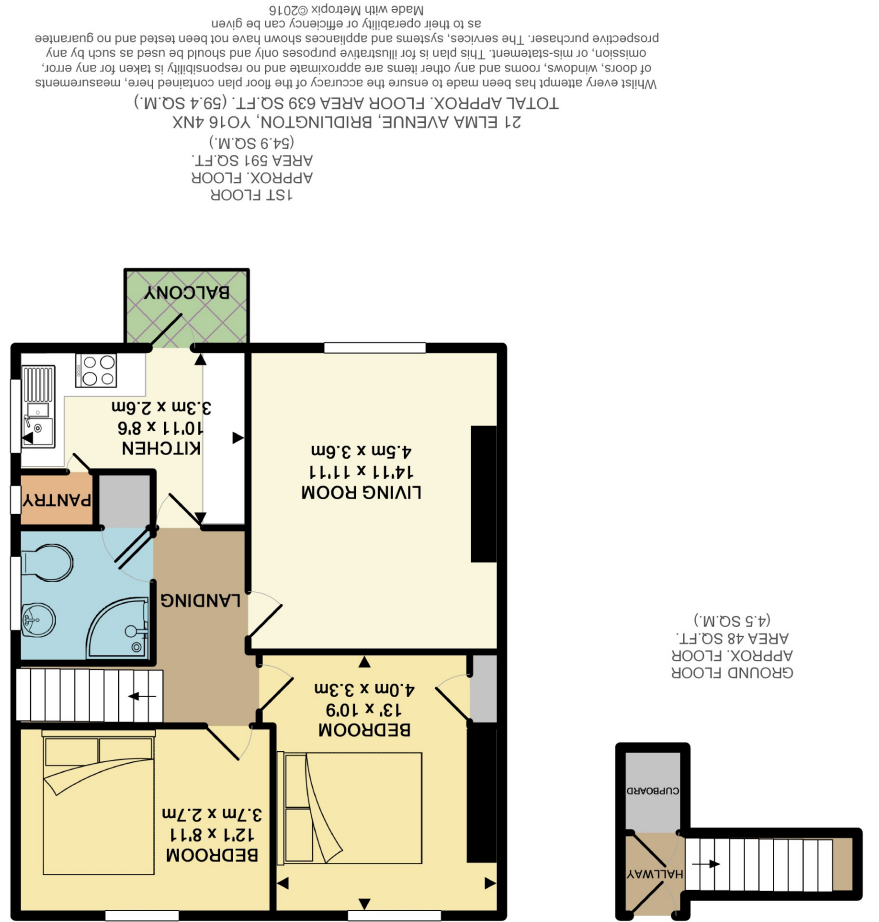
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years Available with Green Deal
1 Low energy lighting for all fixed outlets	£15	£42
2 Change heating to gas condensing boiler	£3,000 - £7,000	£519

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



HARRISBELL *associates*

**21 Elma Avenue
 Bridlington
 YO16 4NX**

Freehold Flat.
 First Floor.
 2 Double Bedrooms.
 Lounge.
 New Fitted Kitchen.
 New Shower Room.
 New Decor Throughout.
 New Flooring Throughout.

£75,000

expertise close to home



LOUNGE



FITTED KITCHEN



BALCONY



BEDROOM 1



BEDROOM 2



SHOWER ROOM



This **FIRST FLOOR** flat is one of 2 units within this semi detached **PURPOSE BUILT** property which has in the past three years, undergone a full programme of modernisation. The works include new Gas Central Heating, newly Fitted Kitchen and new, fully tiled Shower Room as well as new Flooring and Decoration throughout. Accessed via a **PRIVATE ENTRANCE**, the dwelling briefly comprises: Entrance Hall; Living Room; 2 Double Bedrooms; combined Bathroom / WC plus a Fitted Kitchen with access to a private Balcony. Located on the western side of Bridlington, close to Railway Links, Shops, Cafes, Health Centre etc etc etc, this property is, in our opinion, a superb first step onto the property ladder, buy to let investment or little holiday retreat and viewing is highly recommended. Council Tax Band A.

LOCATION MAP

