

Energy Performance Certificate



Flat 3, 3, Sands Lane, BRIDLINGTON, YO15 2JG

Dwelling type: Mid-floor flat
Date of assessment: 07 April 2015
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Reference number: 8604-4432-6429-8907-2453
Type of assessment: RdSAP, existing dwelling
Total floor area: 86 m²

Use this document to:

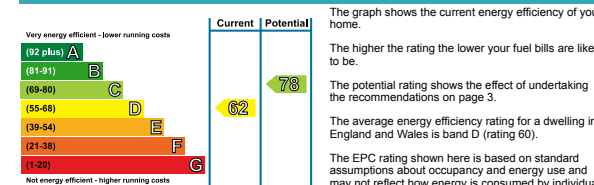
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,946
Over 3 years you could save	£ 1,221

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 171 over 3 years	You could save £ 1,221 over 3 years
Heating	£ 2,349 over 3 years	£ 1,236 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
Totals	£ 2,946	£ 1,725	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 939
2 Low energy lighting for all fixed outlets	£40	£ 93
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 189

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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XXXX Ravensworth Digital 0191 2303553



Flat 3, 3 Sands Lane Bridlington

SPACIOUS FIRST FLOOR FLAT
CLOSE TO NORTH SEA FRONT AND TOWN CENTRE

Lounge, Kitchen (cooker, hob & hood),
2 Bedrooms (one fitted robes), Bathroom/WC
Shared Garden
Gas central heating

NO ONWARD CHAIN

£117,500



www.ddlgstates.co.uk

To view this property please contact
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Situation

Sands Lane runs off Flamborough Road about ½ mile North from the Town Centre and the property is located within close walking distance to the North Beach. A very convenient location within a predominantly residential area and also within the residents parking scheme.

Description

This first floor flat offers spacious living accommodation and the property comprises entrance lobby with stairs to the bathroom/wc and kitchen having integrated electric cooker with hob and hood over, a half landing provides access to both bedrooms, a good size lounge and side door with metal steps leading down to the outside of the property.

The flat benefits from Gas fired central heating and a shared lawned rear garden.

MUST BE VIEWED INTERNALLY TO APPRECIATE

Accommodation

Front Entrance Door opens into the Communal Lobby having the door to flat 3 and stairs up to the:-

First Floor

Having half landing leading to the lounge, bedrooms one and two and door to side entrance.

Bathroom/WC

3.22m x 1.72m (10'7" x 5'8")

Being half tiled with white suite of panelled bath having victorian style mixer tap and shower attachment, pedestal wash basin and wc. Chrome ladder towel warmer and laminate flooring.



Kitchen

2.71m x 2.52m (8'11" x 8'3")

Having fitted floor and wall cupboards incorporating built in electric oven with four ring gas hob and extractor hood over, 1½ bowl sink with mixer tap and space for fridge. Wall mounted 'Worcester' combi boiler, fitted store cupboard and laminate flooring.



Half Landing

With fitted cupboard containing meters and door to metal steps providing access to the front and the shared rear garden.

Lounge

5.55m x 3.68m (18'3" x 12'1")

Into the bay window with gas fire on tiled hearth in attractive surround, fitted wall lights and moulded cornice.



Bedroom One

4.96m x 3.8m (16'3" x 12'6")

Into the recess formed by fitted wardrobes with cupboards over, fitted wall lights and moulded cornice.



Bedroom Two

3.64m x 2.49m (11'11" x 8'2")

With fitted cupboard, coved ceiling and ceiling rose.



Outside

Concrete drive to the front with path leading to the shared rear garden being mainly laid to lawn with water tap.



Services

All mains services connected.

Council Tax Band A

Tenure

Freehold