# **Energy performance certificate (EPC)**

2
Farriers Walk
Pontefract
Wakefield
WF8 4GW

Energy rating
Valid until: 5 March 2034

Certificate number: 2034-9437-5000-0516-7202

Property type Detached house

Total floor area 151 square metres

# Rules on letting this property

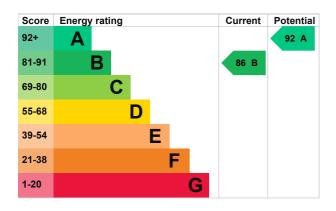
Properties can be let if they have an energy rating from A to E.

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

# **Energy rating and score**

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

<u>See how to improve this property's energy</u> <u>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
Walls	Average thermal transmittance 0.24 W/m²K	Very good
Roof	Average thermal transmittance 0.10 W/m²K	Very good
Floor	Average thermal transmittance 0.14 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system, waste water heat recovery	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.9 m³/h.m² (as tested)	Good
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 77 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £902 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 5,878 kWh per year for heating
- 2,107 kWh per year for hot water

## Impact on the environment

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

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

### **Carbon emissions**

An average household produces

6 tonnes of CO2

This property produces	2.0 tonnes of CO2
This property's potential production	1.1 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

StepTypical installation costTypical yearly saving1. Solar photovoltaic panels£3,500 - £5,500£537

## 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	Nicholas Bowen
Telephone	07809 724312
Email	nickybowen@sky.com

# Contacting the accreditation scheme

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

Elmhurst Energy Systems Ltd	
EES/008087	
01455 883 250	
enquiries@elmhurstenergy.co.uk	
No related party	
6 March 2024	
6 March 2024	
SAP	