

Energy performance certificate (EPC)

Budsworth Cottage
Ingleby Cross
NORTHALLERTON
DL6 3NQ

Energy rating

D

Valid until: 14 December 2031

Certificate number: 9380-2125-4120-2199-7241

Property type Mid-terrace house

Total floor area 71 square metres

Rules on letting this property

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

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

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

| Feature | Description | Rating |
|----------------------|---|-----------|
| Wall | Sandstone or limestone, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, 100 mm loft insulation | Average |
| Roof | Flat, insulated (assumed) | Average |
| Window | Fully double glazed | Good |
| Main heating | Electric storage heaters | Average |
| Main heating control | Manual charge control | Poor |
| Hot water | Electric immersion, off-peak | Average |
| Lighting | Low energy lighting in 89% of fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, electric | N/A |

Primary energy use

The primary energy use for this property per year is 375 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Stone walls present, not insulated

Estimated energy use and potential savings

| | |
|--|------|
| Estimated yearly energy cost for this property | £984 |
| Potential saving | £354 |

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#)

(<https://www.gov.uk/improve-energy-efficiency>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

| Type of heating | Estimated energy used |
|-----------------|-----------------------|
|-----------------|-----------------------|

| | |
|---------------|-------------------|
| Space heating | 6492 kWh per year |
|---------------|-------------------|

| | |
|---------------|-------------------|
| Water heating | 1837 kWh per year |
|---------------|-------------------|

Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|--------------------|------------------------|
|--------------------|------------------------|

| | |
|-----------------|------------------|
| Loft insulation | 438 kWh per year |
|-----------------|------------------|

| | |
|-----------------------|------------------|
| Solid wall insulation | 483 kWh per year |
|-----------------------|------------------|

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

| | |
|-----------------|--|
| Assessor's name | Peter Young |
| Telephone | 07801538417 |
| Email | pg.young@btconnect.com |

Accreditation scheme contact details

| | |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor ID | EES/019781 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

Assessment details

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 15 December 2021 |
| Date of certificate | 15 December 2021 |
| Type of assessment | RdSAP |