

# Energy performance certificate (EPC)

31a Ash Tree Close BEDALE DL8 1UJ	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: <b>22 June 2032</b> <hr/> Certificate number: <b>8532-2626-0100-0912-7222</b>
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Property type Detached bungalow

Total floor area 84 square metres

## Rules on letting this property

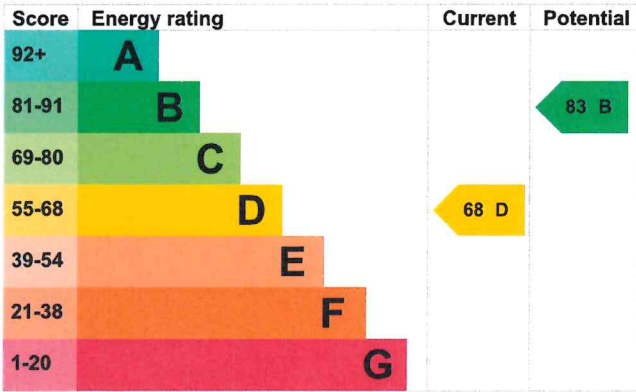
Properties can be let if they have an energy rating from A to E.

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>).

## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



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