Energy performance certificate (EPC) Grange Cottage Thirlby THIRSK YO7 2DJ Property type Detached house Total floor area Total floor area Total floor area Energy rating Valid until: 1 March 2030 Certificate number: 8504-7426-0922-7207-1703

Rules on letting this property

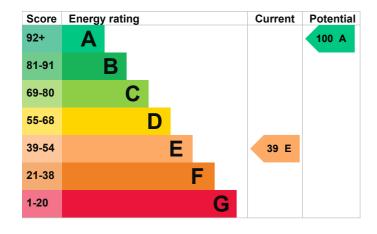
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

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

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
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 270 mm loft insulation	Good
Window	Some double glazing	Poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 314 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- · Cavity fill is recommended
- · Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £1,567 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 £889 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 19,298 kWh per year for heating
- 2,813 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. 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.

This property produces	9.7 tonnes of CO2
This property's potential production	1.2 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.

Carbon emissions

An average household produces

6 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£101
2. Internal or external wall insulation	£4,000 - £14,000	£351
3. Floor insulation (solid floor)	£4,000 - £6,000	£74
4. Draught proofing	£80 - £120	£23
5. Condensing boiler	£2,200 - £3,000	£217
6. Solar water heating	£4,000 - £6,000	£47
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£77
8. Solar photovoltaic panels	£3,500 - £5,500	£318
9. Wind turbine	£15,000 - £25,000	£653

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

• Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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	Andrew Potter
Telephone	01138151119
Email	info@potterplans.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019213
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Assessor's declaration	No related party
Date of assessment	2 March 2020
Date of certificate	2 March 2020
Type of assessment	RdSAP