

Energy performance certificate (EPC)

Energy rating

D

385 BURLEY ROAD  
LEEDS  
LS4 2SP

Valid until 26 July 2031

Energy efficiency rating for this property

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

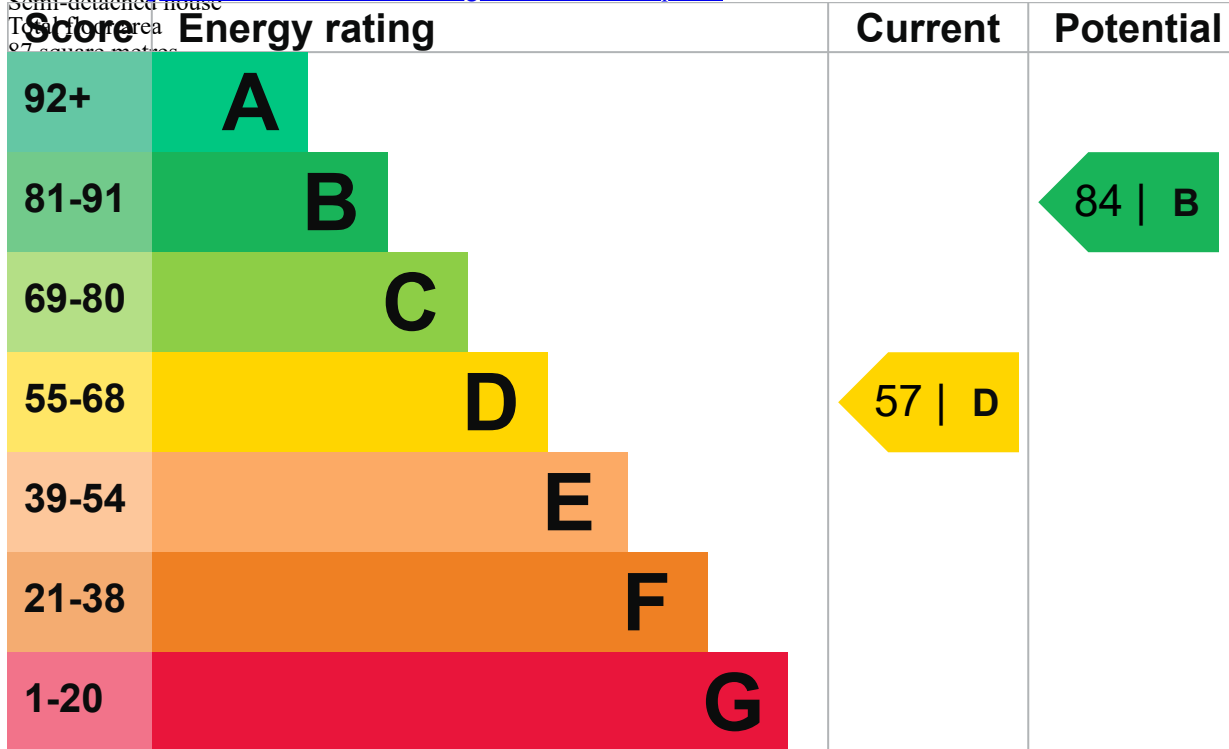
Certificate number 2738-3008-2203-7699-3204

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

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

Property type

Semi-detached house  
You can read [guidance for landlords on the regulations and exemptions.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Breakdown of property's energy performance

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

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.

For properties in England and Wales:

Each feature is assessed as one of the following:

the average energy rating is D

the average energy score is 60

- 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                 | Cavity wall, as built, no insulation (assumed) | Poor      |
| Roof                 | Pitched, 75 mm loft insulation                 | Average   |
| Window               | Mostly double glazing                          | Average   |
| Main heating         | Boiler and radiators, mains gas                | Good      |
| Main heating control | Programmer and room thermostat                 | Average   |
| Hot water            | From main system                               | Good      |
| Lighting             | Low energy lighting in 90% of fixed outlets    | Very good |
| Floor                | Suspended, no insulation (assumed)             | N/A       |
| Secondary heating    | None   | N/A       |

Primary energy use  
 The primary energy use for this property per year is 333 kilowatt hours per square metre (kWh/m2).  
 Environmental impact of this property

This property’s current environmental impact rating is E. It has the potential to be B.  
 ► What is primary energy use?

Additional information  
 Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.  
 Additional information about this property.

Properties with an A rating produce less CO2 than G rated properties.

|                                      |                   |
|--------------------------------------|-------------------|
| An average household produces        | 6 tonnes of CO2   |
| This property produces               | 5.1 tonnes of CO2 |
| This property’s potential production | 1.8 tonnes of CO2 |

By making the recommended changes, you could reduce this property’s CO2 emissions by 3.3 tonnes per year. This will help to protect the environment.  
 Environmental energy rating

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

| Step   | Typical installation cost | Typical annual saving |
|--|---------------------------|-----------------------|
| 1. Increase loft insulation to 270mm             | £100 - £350               | £32                   |
| 2. Paying for energy improvements                | £500 - £1,500             | £144                  |
| 3. Cavity wall insulation (external or internal) | £800 - £1,200             | £60                   |
| 4. Floor insulation (suspended floor)            | £350 - £450               | £29                   |
| 5. Heating controls (TRVs)                       | £2,200 - £3,000           | £119                  |
| 6. Condensing boiler                             | £1,000 - £1,000           | £78                   |
| 7. Solar panels                                  | £3,500 - £5,500           | £322                  |

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](#).

Heating use in this property

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

| Type of heating | Estimated energy used to heat this property |
|-----------------|---|
| Central heating | Estimated energy used                       |
| Space heating   | 13536 kWh per year                          |
| Water heating   | 2166 kWh per year                           |

| Type of insulation     | Potential energy savings by installing insulation |
|------------------------|---|
| Loft insulation        | Amount of energy saved                            |
| Roof insulation        | 615 kWh per year                                  |
| Cavity wall insulation | 2746 kWh per year                                 |

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

Assessor contact details

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Assessment details

Assessor's declaration

No related party

Date of assessment

27 July 2021

Date of certificate

27 July 2021

Type of assessment

► [Show information about the RdSAP](#)