



 3
Bedrooms

 1
Bathroom

Nestled in the heart of Burnley this Three Bed property is close to the town center offering a wide range of shops and entertainment. Close to the M65 motorway, Burnley Hospital, and bus station, it is in a prime location. The property offers Gas central heating and is fully double glazed. Comprising of three Bedrooms one reception room and kitchen.

The property is currently rented at £450 PCM

GROUND FLOOR:

The spacious reception room has a focus point chimney breast with alcoves and is connected to the second downstairs room which is the kitchen, fully fitted with black worktops finished in black and has a four ring gas hob and electric oven.

The kitchen is very spacious and boasts plenty of cupboard storage, the kitchen floor being tiled throughout.

SECOND FLOOR:

Moving upstairs, the property has Three spacious bedrooms and a generous-sized Bathroom.

This is an ideal property for either a first-time buyer or growing investor wishing to expand their portfolio.

Measurments to follow



Energy performance certificate (EPC)

105, Leyland Road
BURNLEY
BB11 3DP

Energy rating

D

Valid until: **1 May 2023**

Certificate number: **0174-2892-6357-9207-4495**

Property type

Mid-terrace house

Total floor area

61 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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

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

Properties are also given a score. The higher the number the lower your fuel 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

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, as built, no insulation (assumed)	Very poor
Roof	Pitched, 300+ mm loft insulation	Very good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 43% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 244 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

Environmental impact of this property

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

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

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

An average household produces 6 tonnes of CO2

This property produces 2.9 tonnes of CO2

This property's potential production 0.7 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 2.2 tonnes per year. This will help to protect the environment.

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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (65) to B (91).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£117.99
2. Floor insulation	£800 - £1,200	£24.90
3. Low energy lighting	£20	£17.56
4. Heating controls (room thermostat and TRVs)	£350 - £450	£44.32
5. Solar water heating	£4,000 - £6,000	£23.58
6. Solar photovoltaic panels	£9,000 - £14,000	£212.86
7. Wind turbine	£1,500 - £4,000	£18.88

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£649
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Potential saving	£229
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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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

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

[\(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

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

Estimated energy used to heat this property

Space heating	8329 kWh per year
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Water heating	1879 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Solid wall insulation	2706 kWh per year
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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	Michael Heanue
Telephone	01282 842071
Email	info@bpepc.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO004481
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	2 May 2013
Date of certificate	2 May 2013
Type of assessment	RdSAP
