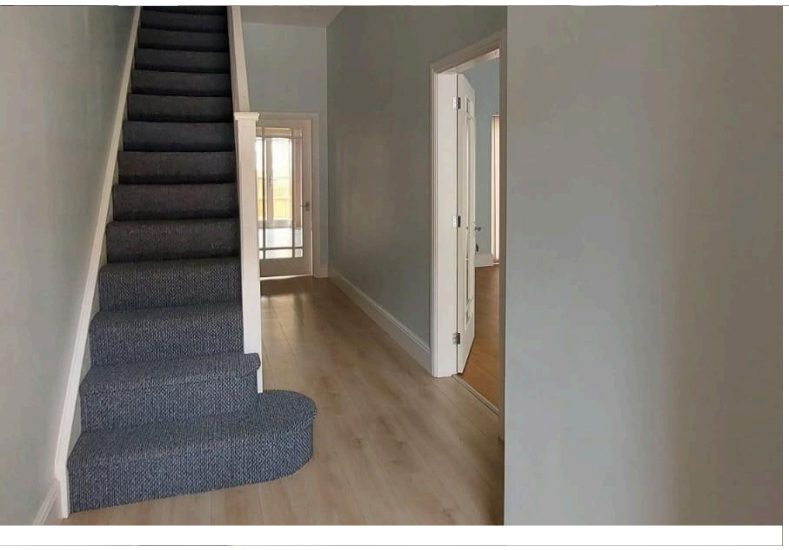

£895 pcm

Louis Street, HU3

Bedrooms : 3 **Bathrooms : 2** **Reception Rooms : 1**

Secure car parking

En-suite to master bedroom

Modern sleek kitchen with fitted appliances

Low maintenance garden

MRC Estate & Letting Agents
2-4 Baker Street, Hull HU2 8HP
info@mrc-property.co.uk | **01482348080**
Website: **mrc-property.co.uk**

MRC Estate & Letting Agents

This newly built three bedroom detached house is ideally located 0.5 miles from both the City Centre and Hull Royal and 1.5 miles from the University of Hull. The property benefits from private parking which is accessed by remote control private gates leading into a secure cul-de-sac.

The property comprises of a ground floor WC, understairs cloakroom, bright and spacious lounge leading into a modern, sleek kitchen with fitted oven and hob and integrated fridge freezer and dishwasher. Double doors lead out into the low maintenance garden and patio area.

To the first floor there are three double bedrooms and a bathroom with a modern walk in shower, large towel raditator and storage cupboard. The master bedroom benefits from an en-suite bathroom with shower over bath.

Reposit Scheme considered.

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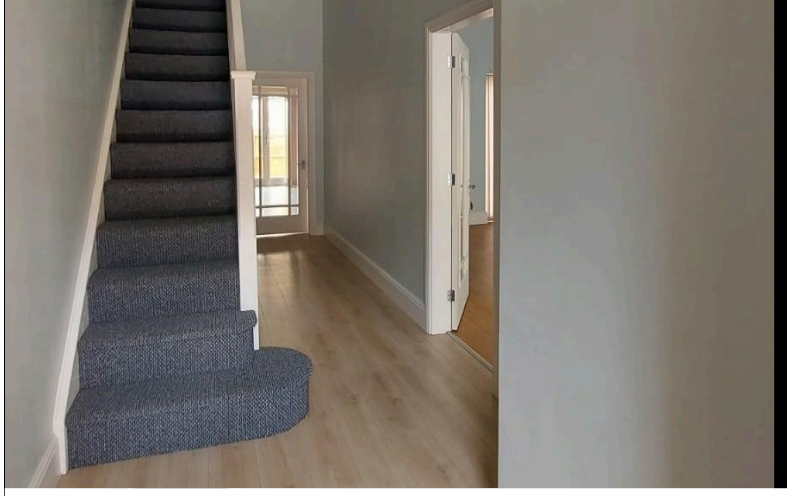

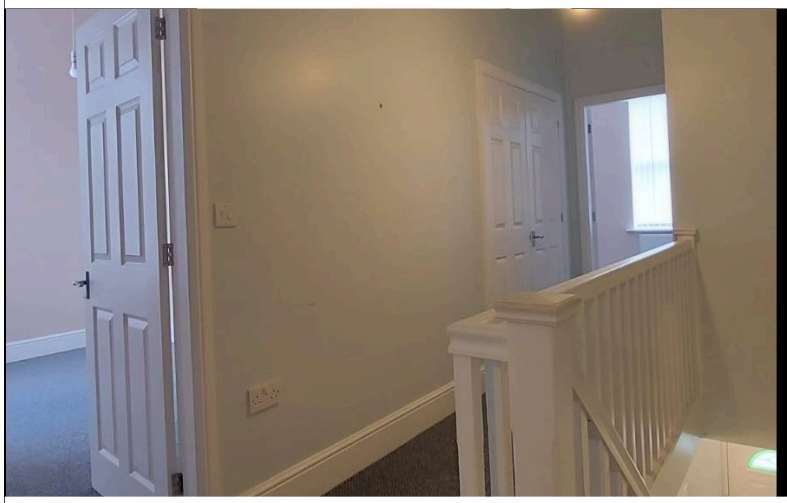

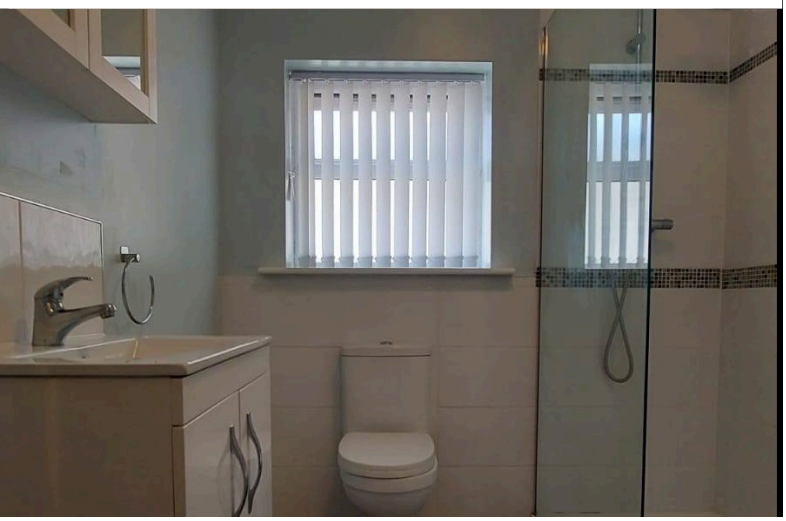

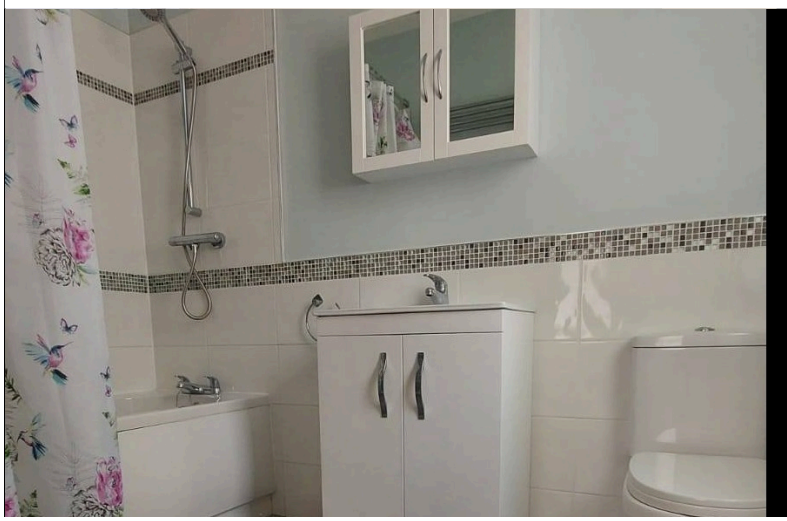

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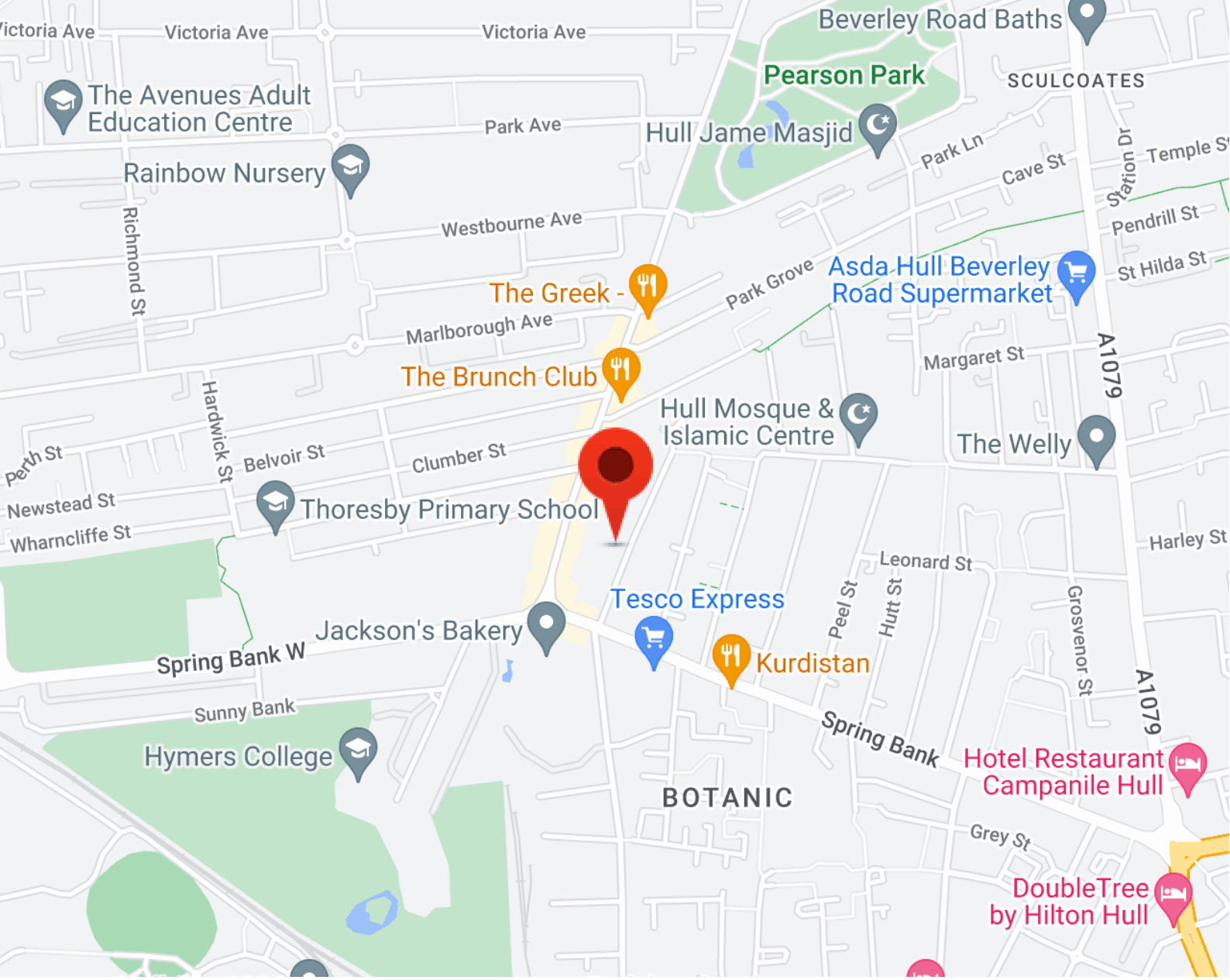

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MRC Estate & Letting Agents

Energy performance certificate (EPC)

9 Louis Street HULL HU3 1LY	Energy rating **B**	Valid until: **25 November 2029** Certificate number: **2868-2962-7319-6871-8904**

Property type	Detached house
Total floor area	136 square metres

Rules on letting this property

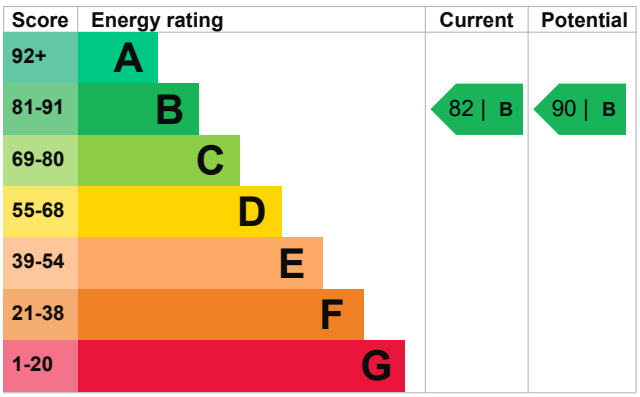
Properties can be let if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



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
Walls	Average thermal transmittance 0.25 W/m²K	Very good
Roof	Average thermal transmittance 0.13 W/m²K	Very good
Floor	Average thermal transmittance 0.17 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.5 m³/h.m² (as tested)	Good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 98 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

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

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	2.3 tonnes of CO2
This property's potential production	1.4 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 0.9 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.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from B (82) to B (90).

Step	Typical installation cost	Typical yearly saving
1. Solar photovoltaic panels	£3,500 - £5,500	£320

Paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£558
Potential saving	£0

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	6390 kWh per year
Water heating	2135 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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	Brendan Atkinson
Telephone	07990510549
Email	b.atkinson07@btinternet.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO000109
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	26 November 2019
Date of certificate	26 November 2019
Type of assessment	SAP