



£3,500 pcm

Pear Tree Farm, Farnley, LS21 2QH

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 3

Stunning Farmhouse

Rural Location

Four Double Bedrooms

**Surrounded by Stunning
Countryside**

Family Home

Three Reception Rooms

Parkes & Co
28 Bondgate, Otley, LS21 1AD
info@parkes-let.co.uk | 01943 467000
Website: <http://parkes-let.co.uk>



A Rare Opportunity to Rent a Stunning Four Bedroom Farmhouse in a Highly Sought After Rural Location.. Situated in a Fantastic Position Overlooking the Washburn Valley yet Only a Short Drive from Otley Town Centre and Harrogate, this Impressive Four Bedroom Family Home Consists of Large Open Plan Living/Kitchen with Wood Burning Stove, Hallway Leading to the Snug with Open Fire, Dining Room with Wood Burning Stove, Useful Large Utility Room with Additional Kitchen Appliances and Downstairs Cloakroom. Large Porch Area Leading to the Study with Wood Burning Stove and Access to the Immaculately Presented Enclosed Mature Garden Complete the Downstairs Accommodation. To the First Floor is the Master Suite with Built in Wardrobes and its Own En-Suite Bathroom. Three Further Double Bedrooms, House Bathroom and Separate Toilet. The Property is Entered through Secure Private Electric Gates which Leads to the Large Parking Area. Large Double Garage and Beautifully Maintained Garden Area to the Front Complimenting the Enclosed Garden to the Rear. - Unfurnished



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Energy performance certificate (EPC)

Pear Tree Farm
Farnley Lane
Farnley
OTLEY
LS21 2QH

Energy rating

D

Valid until: 17 April 2033

Certificate number: 4600-3082-0222-4298-3473

Property type

Semi-detached house

Total floor area

278 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 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		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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

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 or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Sandstone or limestone, as built, insulated (assumed)	Good
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Low energy lighting in 60% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, insulated (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 173 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Stone walls present, not insulated
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Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

An average household produces 6 tonnes of CO₂

This property produces 11.0 tonnes of CO₂

This property's potential production 5.7 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. 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 rating

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£818
2. Low energy lighting	£80	£94
3. Solar water heating	£4,000 - £6,000	£107
4. Solar photovoltaic panels	£3,500 - £5,500	£618
5. Wind turbine	£15,000 - £25,000	£1,318

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£4177
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Potential saving if you complete every step in order	£1020
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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.

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
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Space heating	32211 kWh per year
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Water heating	3043 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	7754 kWh per year
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Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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	Philip Ormondroyd
Telephone	07950 871 695
Email	phil.ormondroyd@tiscali.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020754
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	18 April 2023
Date of certificate	18 April 2023
Type of assessment	RdSAP
