



274 West View Road, Hartlepool, TS24 9LG

Two-Bed Semi-detached House

- No Chain Attached
- 2-bed Semi-detached House
- Large Garden
- Refurbishment Opportunity
- Vacant Possession

Summary

Available Size	785 sq ft
Price	£65,000
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D

Description

274 West View Road is a two-bedroom semi-detached property for sale with vacant possession. The property comprises of an entrance hallway, open plan lounge with a small dining area and a kitchen on the ground floor. The upper level offers two large double bedrooms and a spacious bathroom comprising of a separate bath and shower facilities. Externally, the property has on-street parking, and a large rear garden.

Restrictive Covenant has been issued to the property, which does not allow for HMO uses and subject to private purchasers only.

Location

West View Road is a great location situated on the busy main road leading to Hartlepool High Street. Transport links are good with West View Road being a main bus route into the town centre where local amenities and schools are within walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	785	72.93	Under Offer
Total	785	72.93	

Money Laundering Regulations

Please note that any offers will require you to be financially verified, meaning you'll need to provide us sight of a mortgage in principle, proof of deposit funds, and proof of cash. You'll also need to provide us with full chain details including agents and solicitors down the chain. To comply with Money Laundering Regulations all buyers will be required to provide us with proof of identification before we can issue acceptance letters and solicitors are instructed.

Material Information

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Council Tax

The GOV.UK website states the property is Council Tax Band: A

EPC



Viewing & Further Information



Kelsey Collins
01609 797 330 | 07498758137
kelsey.collins@alignsurveyors.co.uk

View Properties Here
www.alignsurveyors.co.uk

The GOV.UK website states the property appears to have a Energy Performance
Rating: D



Energy performance certificate (EPC)

! This certificate has expired.

274, West View Road HARTLEPOOL TS24 9LG	Energy rating D	This certificate expired on: 7 February 2022
		Certificate number: 8632-6422-9720-2528-2902

Property type Semi-detached house

Total floor area 73 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 rating and score

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

[See how to improve this property's energy efficiency](https://find-energy-certificate.service.gov.uk/energy-certificate/8632-6422-9720-2528-2902#recommendations) (<https://find-energy-certificate.service.gov.uk/energy-certificate/8632-6422-9720-2528-2902#recommendations>).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	68 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

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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, no insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 279 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£844 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 £213 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2012** 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:

- 12,151 kWh per year for heating
- 2,036 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. 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.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	3.8 tonnes of CO2
This property's potential production	2.7 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.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Cavity wall insulation

Typical installation cost	£100 - £300
Typical yearly saving	£180
Potential rating after completing step 1	66 D

Step 2: Low energy lighting

Typical installation cost	£20
Typical yearly saving	£34
Potential rating after completing steps 1 and 2	68 D

Step 3: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£23
Potential rating after completing steps 1 to 3	69 C

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£11,000 - £20,000
Typical yearly saving	£219
Potential rating after completing steps 1 to 4	80 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(https://www.gov.uk/improve-energy-efficiency\)](https://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 \(https://www.gov.uk/apply-great-british-insulation-scheme\)](https://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(https://www.gov.uk/energy-company-obligation\)](https://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	Neil Hurst
Telephone	01429 525279
Email	neil.hurst@housinghartlepool.org.uk

Contacting the accreditation scheme

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

Accreditation scheme	Northgate
Assessor's ID	NGIS802040
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 February 2012
Date of certificate	8 February 2012
Type of assessment	► RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(https://find-energy-certificate.service.gov.uk/help\)](https://find-energy-certificate.service.gov.uk/help)

[Accessibility \(https://find-energy-certificate.service.gov.uk/accessibility-statement\)](https://find-energy-certificate.service.gov.uk/accessibility-statement)

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