



Property Description: Newly Refurbished 2 bed house located off Greystone Road. Walking distance to City Centre and also close to main bus route. Local amenities close by include Asda supermarket, newsagent off licence, food outlets and leisure facilities. Viewing is highly recommended for this property which briefly comprises: Living Room, modern fitted Kitchen with dining area. To the first floor are 2 bedrooms, both with built-in storage cupboards. Bathroom featuring bath with shower over. Outside: front forecourt garden, rear yard with pedestrian access and covered area. Double glazing and gas central heating. Council Tax Band A. EPC Rating: C.





Energy performance certificate (EPC)			
51 Sybil Street CARLISLE	Energy rating	Valid until:	1 April 2035
CA1 2DT		Certificate number:	0775-1211-8205-9921-0800
Property type	Ν	/lid-terrace house	
Total floor area	68 square metres		

Rules on letting this property

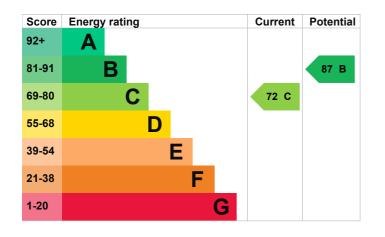
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 208 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£825 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 £89 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 7,479 kWh per year for heating
- 1,921 kWh per year for hot water

Impact on the environment

nment	This property produces	2.5 tonnes of CO2
impact rating is C. It	This property's potential production	1.3 tonnes of CO2
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	average occupancy and ener	rgy use. People living at
6 tonnes of CO2	the property may use different amounts of en	
	impact rating is C. It (best) to G (worst) on D2) they produce each	I impact rating is C. ItThis property's potential production(best) to G (worst) on D2) they produce eachYou could improve this proper making the suggested chang protect the environment.These ratings are based on a average occupancy and ener the property may use different

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£50
2. Solar water heating	£4,000 - £6,000	£39
3. Solar photovoltaic panels	£3,500 - £5,500	£406

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>

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	Andrew Dugdale
Telephone	07495470554
Email	lilywhiteps@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited	
Assessor's ID	QUID211300	
Telephone	01225 667 570	
Email	info@quidos.co.uk	

About this assessment

Assessor's declaration	No related party
Date of assessment	31 March 2025
Date of certificate	2 April 2025
Type of assessment	RdSAP