



1

Bedroom



1

Bathroom



Welcome to your luxurious retreat in the heart of Pearson Park, Hull. Step into this spacious, modern ground-floor room boasting contemporary design and upscale amenities.

This beautifully appointed room offers everything you need for comfortable and stylish living. As you step inside, you are immediately greeted by large, original feature windows that offer a fantastic view over the park, flooding the room with natural light.

The room comes fully furnished with a cozy double bed, a comfortable sofa perfect for lounging, and a flat screen TV for entertainment. A unique feature of the room is the enclosed kitchenette, which is equipped with an induction cooker and extractor fan, making it ideal for preparing meals without compromising the rooms elegance. Storage is plentiful with a large wardrobe.

Below the window, you'll find charming table and chairs, the perfect spot for dining or working while enjoying the serene park views. The room also boasts a spacious en-suite bathroom complete with a shower over bath, providing a private and luxurious experience.

LED and mood lighting offer the perfect ambiance to suit any mood or occasion, whether it's unwinding after a long day or setting the scene for a cozy evening in.

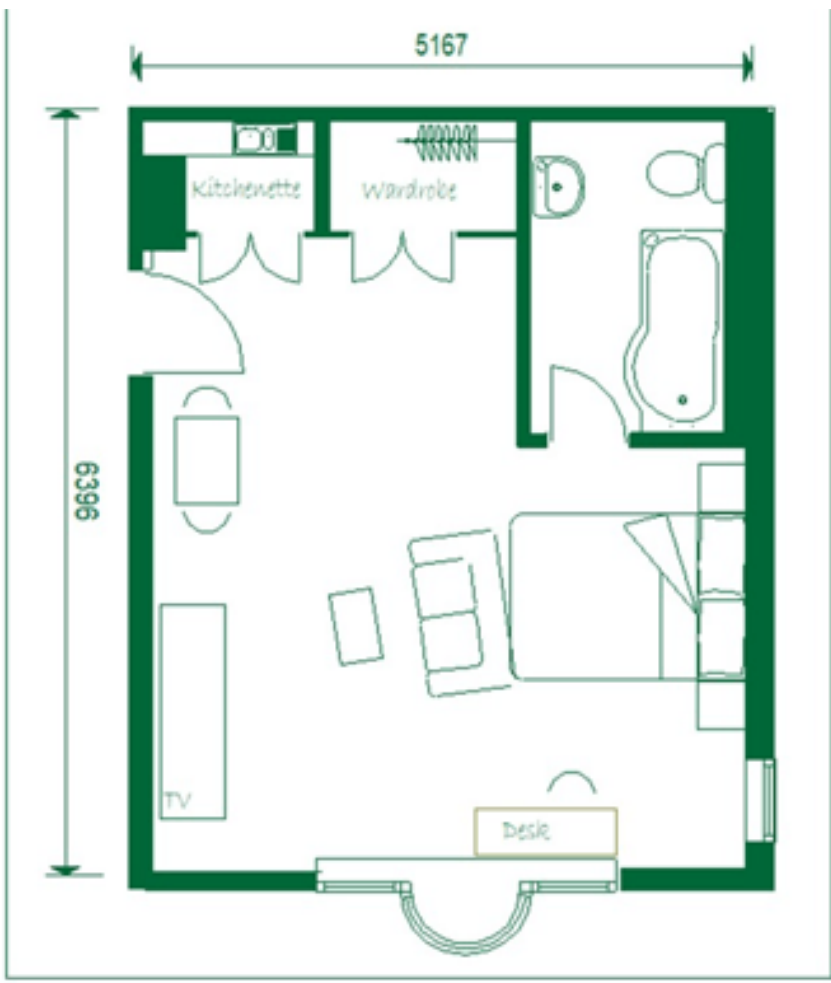
Your peace of mind is guaranteed with private parking, providing secure and hassle-free access to your abode. Nestled within Pearson Park, you'll relish in the serene greenery and picturesque views right on your doorstep.

This haven of luxury also offers communal kitchens and living areas, fostering a sense of community while providing additional space for relaxation and socialization.

With bills included, your living experience is simplified, allowing you to focus on enjoying the comforts of your new home without the hassle of extra expenses.

Experience the epitome of modern living at Pearson Park, where luxury meets convenience in a serene urban oasis.

Register your details now if you'd love to make this beautiful property your new home!



Energy performance certificate (EPC)

Pearson Park House
70 Pearson Park
KINGSTON UPON HULL
HU5 2TQ

Energy rating

C

Valid until:

12 May 2034

Certificate
number:

9575-3037-4205-2214-
9200

Property type

End-terrace house

Total floor area

414 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 C. It has the potential to be C.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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, with internal insulation	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Roof room(s), insulated	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 156 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£4,266 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 £542 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 39,608 kWh per year for heating
 - 3,113 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 11.0 tonnes of CO2

This property's potential production 8.9 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£337
2. Heating controls (room thermostat)	£350 - £450	£204
3. Solar photovoltaic panels	£3,500 - £5,500	£567

Help 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.

More ways to save energy

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

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	Paul Barnett
Telephone	07989 534438
Email	pauljohnbarnett@btinternet.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/021028
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	13 May 2024
Date of certificate	13 May 2024
Type of assessment	RdSAP
