



**Property Description:** A well-presented spacious double room in a shared end-terraced property, situated on a tree-lined street within walking distance of the city centre. Conveniently situated close to a range of local amenities including schools and shops, and within easy walking distance of the city centre and University Campus on Fusehill Street. The furnished accommodation benefits from gas central heating & double glazing and briefly comprises: communal vestibule, entrance hall, rear hall, and kitchen. Ground floor double bedroom with separate private shower room. The property has a shared front forecourt and enclosed rear yard with access gate. Water, Gas, Council Tax and Hi-Speed Broadband included. Electricity chargeable.



# Energy performance certificate (EPC)

50 Aglionby Street  
CARLISLE  
CA1 1JP

Energy rating

D

Valid until 19 February 2030

Certificate number

0324-9024-7830-3500-2003

## Property type

C1 Hotels

## Total floor area

161 square metres

## Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard - Landlord_Guidance.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Dom\\_Private\\_Rented\\_Property\\_Minimum\\_Standard - Landlord\\_Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard - Landlord_Guidance.pdf)).

## Energy efficiency rating for this property

This property's current energy rating is D.

Under 0

**A+**

Net zero CO2

0-25

**A**

26-50

**B**

51-75

**C**

76-100

**D**

100 | D

101-125

**E**

126-150

**F**

Over 150

**G**

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

#### How this property compares to others

Properties similar to this one could have ratings:

#### If newly built

43 | B

#### If typical of the existing stock

127 | F

#### Breakdown of this property's energy performance

##### Main heating fuel

Natural Gas

##### Building environment

Heating and Natural Ventilation

## Assessment level

3

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## Building emission rate (kgCO2/m2 per year)

244.46

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## Primary energy use (kWh/m2 per year)

1418

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► [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0920-2253-0470-4380-0044\)](#).

## 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

Neil Austin - 01253 486 919

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### Telephone

01253486919

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### Email

[neil.austin@ener-services.co.uk](mailto:neil.austin@ener-services.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/017379

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**Telephone**

01455 883 250

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**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## Assessment details

**Date of assessment**

17 February 2020

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**Date of certificate**

20 February 2020

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**Employer**

Ener Services & Surveys Ltd

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**Employer address**

Airey House Shepherd Road Lytham St Annes FY8 3ST

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**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.digitalservices@communities.gov.uk](mailto:mhclg.digitalservices@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.