



- TWO BEDROOMED
- NO VENDOR CHAIN
- LARGE LOUNGE
- BATHROOM
- POPULAR LOCATION
- COUNCIL TAX A

- MID TERRACE
- FIRST TIME BUYERS
- FITTED KITCHEN
- REAR GARDEN
- uPVC DG & GCH
- FREEHOLD



## Property Description

**\*\* FIRST TIME BUYERS DO NOT MISS OUT \*\* TWO BEDROOMED MID TERRACE \*\* NO VENDOR CHAIN \*\* POPULAR LOCATION**  
**\*\*** Saltsman and Co Estate Agents welcome to the open market this two bedroomed mid terrace property for sale with no vendor chain. This property is ready for any buyer to move into and make their own making it an attractive purchase for a wide range of buyers. Briefly, the accommodation comprises; lounge and dining kitchen to the ground floor. Two bedrooms and bathroom to the first floor. This property is perfectly located to provide easy access to local amenities, schools, and transport connections. To the front of the property is a low maintenance forecourt garden. To the rear is an enclosed paved garden. This property is uPVC double glazed and warmed via gas central heating. Early internal viewing is strongly advised.

### **LOUNGE** 18'51 x 13'16

uPVC double glazed window. Laminate flooring, radiator, light, and power points. Stairs to first floor accommodation. Door to kitchen diner.

### **KITCHEN DINER** 11'26 x 8'90

uPVC double glazed window with stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with complementary work surface over. Space for free standing gas cooker, space for fridge freezer, and plumbing for washing machine. Tiled to splash back areas. Wall mounted boiler. Radiator, light, and power points.

### **LANDING**

Access to bedrooms and bathroom.

### **BEDROOM ONE** 13'11 x 9'25

uPVC double glazed window, radiator, light, and power points.

### **BEDROOM TWO**

uPVC double glazed window, fitted wardrobes, radiator, light, and power points.

### **BATHROOM**

Panel bath with wall mounted shower, pedestal hand wash basin, and low level wc. Part tiled to walls, built in cupboard, radiator, and light point.

### **OUTSIDE**

To the front of the property is a low maintenance forecourt garden. To the rear of the property is an enclosed paved garden.





# Energy performance certificate (EPC)

226 DUKINFIELD ROAD  
HYDE  
SK14 4QE

Energy rating

C

Valid until: **1 November 2030**

Certificate number: **2710-3901-5200-7850-1204**

Property type

Mid-terrace house

Total floor area

67 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 C. 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             | 69   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy efficiency.

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

Properties are also given a score. The higher the number the lower your fuel 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                 | Cavity wall, filled cavity                  | Average   |
| Roof                 | Pitched, limited insulation (assumed)       | 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             | Low energy lighting in 71% of 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 245 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 2.9 tonnes of CO<sub>2</sub>

This property's potential production 1.8 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.1 tonnes per year. 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.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (69) to B (82).

| Recommendation               | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Low energy lighting       | £10                       | £14                   |
| 2. Solar water heating       | £4,000 - £6,000           | £28                   |
| 3. Solar photovoltaic panels | £3,500 - £5,500           | £305                  |

### Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (<https://www.gov.uk/improve-energy-efficiency>)

### Estimated energy use and potential savings

|  |      |
|--|------|
| Estimated yearly energy cost for this property | £673 |
| Potential saving                               | £42  |

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.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.org.uk/>).

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

#### Estimated energy used to heat this property

|               |                   |
|---------------|-------------------|
| Space heating | 8809 kWh per year |
| Water heating | 1965 kWh per year |

### Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|--------------------|------------------------|
|--------------------|------------------------|

|                        |                   |
|------------------------|-------------------|
| <b>Loft insulation</b> | 2106 kWh per year |
|------------------------|-------------------|

You might be able to receive [Renewable Heat Incentive payments](#) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## 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 | Michael Akers  |
| Telephone       | 07884 024 731  |
| Email           | <a href="mailto:info@hfill.co.uk">info@hfill.co.uk</a> |

### Accreditation scheme contact details

|                      |  |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd  |
| Assessor ID          | EES/020486   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### Assessment details

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 29 October 2020       |
| Date of certificate    | 2 November 2020       |
| Type of assessment     | <a href="#">RdSAP</a> |

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