





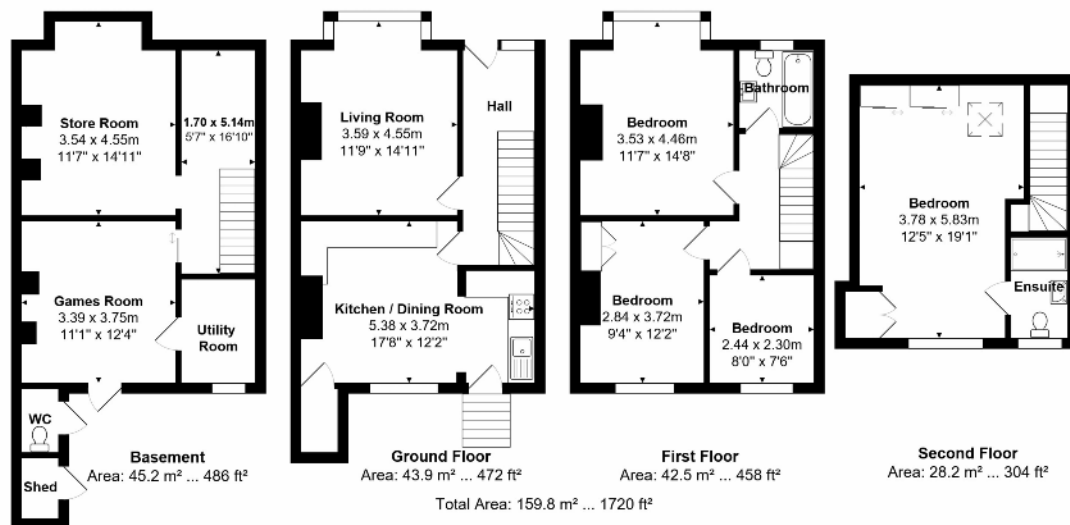


Kendrick Property Services are delighted to offer a rare opportunity to purchase a 4 bedroom semi detached home on one of the most popular residential roads in the area. This property is arranged over 3 floors with an extra floor that operates as a large cellar which leads out to a large family garden. On the ground floor you will find a good size living room that is complete with wooden flooring and a log burner. Continuing on the ground floor is an open plan kitchen/ dining room which benefits from a larder and views across the garden. Moving to the first floor there are 3 good size bedrooms one of which has wooden flooring and a fire place. Completing the first floor is a family bathroom. The properties on Hartington Road are of an exceptional size and this one if no different with the current owners taking advantage of the large loft space to create a master bedroom with en suite and a cellar that is currently being used for storage, games room and laundry room. Finishing off this rare opportunity is off street parking and a large family garden which is not overlooked.









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Under the property misrepresentations act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers should not rely on the statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Kendrick Property Services has authority to make or give any representation or warranty to this property.

## Energy Performance Certificate



Dwelling type: Semi-detached house  
Date of assessment: 05 May 2017  
Date of certificate: 07 May 2017  
Reference number: 8000-4251-8829-3107-0533  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 159 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

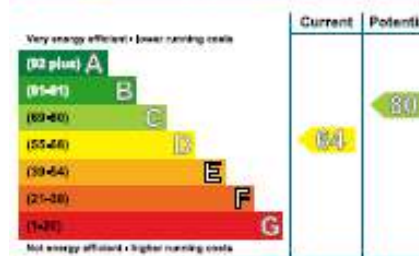
Estimated energy costs of dwelling for 3 years:	£ 3,996
Over 3 years you could save	£ 996

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 252 over 3 years	
Heating	£ 3,327 over 3 years	£ 2,406 over 3 years	
Hot Water	£ 342 over 3 years	£ 342 over 3 years	
<b>Totals</b>	<b>£ 3,996</b>	<b>£ 3,000</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Cavity wall insulation	£500 - £1,500	£ 798	
2. Floor insulation (solid floor)	£4,000 - £6,000	£ 132	
3. Low energy lighting for all fixed outlets	£20	£ 66	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.