 0
Bedroom

 0
Bathroom



Empire Estates are pleased to present this property onto the Sales Market, it would be ideal for an investment opportunity, and a family home.

The property is located on Holmsley St, in the Burnley area. It is close to transport links, amenities, local educational facilities.

LOCATION

This property is located on Holmsley St, in the Burnley area. It is surrounded by family homes, local educational facilities, local schools, transport links and convenience stores. This would be ideal for investment opportunities and a family home.

DESCRIPTION

Ground Floor

Upon entry of the property, the reception room one has grey laminate flooring , neutral decor, and a featured chimney wall. In the second reception room, there is again grey laminate flooring, a gas fire, newly painted walls. The kitchen benefits from modern fitted cupboards, modern tiles, a built in oven, a 4 piece hob, and grey lino flooring. You can gain access to the rear yard from the kitchen. The property benefits from a utility area.

Second Floor

On the second floor, in the first bedroom, benefits from fitted carpet, neutral painted walls, and a radiator. In the second bedroom, consists of again fitted carpets, a radiator and newly painted walls. In the 3 piece bathroom, there is lino flooring, over sink mirror, fully fitted tiles, and a bath screen.

The property benefits from Fully Gas central heating, and fully double glazed windows.

ACCOMODATION

Measurements to follow.

Please do not hesitate to contact our office for any further information.



Energy performance certificate (EPC)

36, Holmsley Street BURNLEY BB10 4DY	Energy rating E	Valid until: 3 August 2030
		Certificate number: 0876-2814-7684-2300-7501

Property type

Mid-terrace house

Total floor area

75 square metres

Rules on letting this property

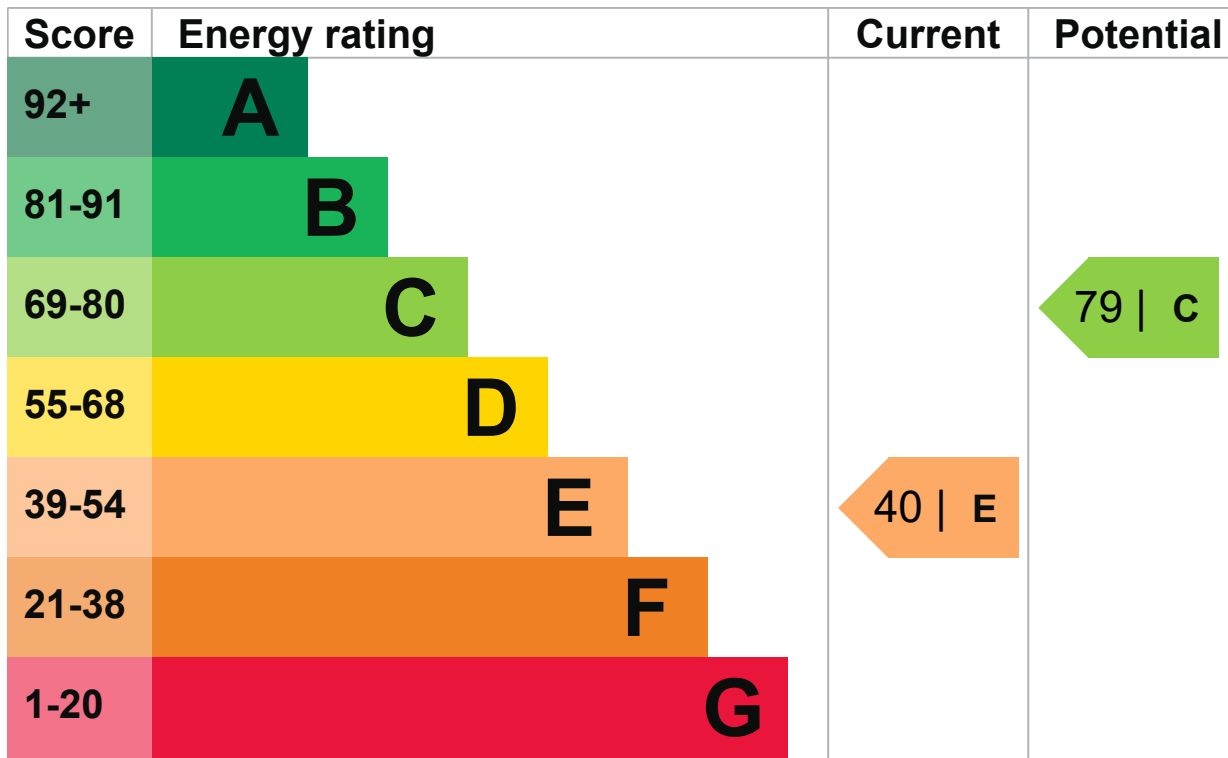
Properties can be rented if they have an energy rating from A to E.

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 E. It has the potential to be C.

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



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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor

Feature	Description	Rating
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Room thermostat only	Poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
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 535 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

7.1 tonnes of CO₂

This property's potential production

2.6 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 4.5 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 E (40) to C (79).

► [What is an energy rating?](#)



Recommendation 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£44

Potential rating after carrying out recommendation 1

42 | E

Recommendation 2: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£109

Potential rating after carrying out recommendations 1 and 2

46 | E

Recommendation 3: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£28

Potential rating after carrying out recommendations 1 to 3

47 | E

Recommendation 4: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£35

Potential rating after carrying out recommendations 1 to 4

49 | E

Recommendation 5: Low energy lighting

Low energy lighting

Typical installation cost

£40

Typical yearly saving

£52

Potential rating after carrying out recommendations 1 to 5

50 | E

Recommendation 6: Hot water cylinder thermostat

Hot water cylinder thermostat

Typical installation cost

£200 - £400

Typical yearly saving

£100

Potential rating after carrying out recommendations 1 to 6

55 | D

Recommendation 7: Heating controls (programmer and TRVs)

Heating controls (programmer and TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£38

Potential rating after carrying out recommendations 1 to 7

56 | D

Recommendation 8: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£241

Potential rating after carrying out recommendations 1 to 8

66 | D

Recommendation 9: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£36

Potential rating after carrying out recommendations 1 to 9

68 | D

Recommendation 10: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£302

Potential rating after carrying out recommendations 1 to 10

79 | C

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

£1454

Potential saving

£684

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/) (<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

14549 kWh per year

Water heating

3947 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	3826 kWh per year
Cavity wall insulation	795 kWh per year
Solid wall insulation	1992 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](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

Lee-Romel Pritchard

Telephone

0845 0945 192

Email

epcquery@vibrantenergymatters.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/017532

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**

No related party

Date of assessment

4 August 2020

Date of certificate

4 August 2020

Type of assessment

▶ [RdSAP](#)

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.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.