



 4  
Bedrooms

 3  
Bathrooms



3 Bed Cottage style property. It is a superb property on a superb development and offers the purchaser a spacious family home with modern and contemporary fittings and fixtures. It has parking allocated and briefly consists of an attractive hall with downstairs Wc and storage cupboard. To the left is a spacious quality Kitchen Diner and to the right an attractive lounge/ sitting room.

Upstairs there are three double bedrooms one with en suite bathroom, a good size landing with attractive brick triangular window and a modern and attractive family bathroom.

Ladyroyd Barn is situated on the exclusive Ladyroyd Development in Bradford. It offers peace and tranquillity and oozes quality. It has access to all that Bradford has to offer all within easy reach. The house is fully alarmed, has CCTV installed and also has gas central heating throughout. The building has been recently renovated and refurbished to a very high standard both inside and out.

It is a superb property on a superb development and offers the purchaser a spacious family home with modern and contemporary fittings and fixtures. It has parking allocated and briefly consists of an attractive hall with downstairs Wc and storage cupboard. To the left is a spacious quality Kitchen Diner and to the right an attractive lounge/ sitting room.

Upstairs there are three double bedrooms one with en suite bathroom, a good size landing with attractive brick triangular window and a modern and attractive family bathroom.

### **Entrance Hall**

The Entrance hall has laminate flooring and has access to the downstairs Wc with Wash Basin, Toilet plus a separate Storage cupboard the kitchen diner is accessed via a pair of wood glazed french doors into the fabulous

### **Dining Kitchen ( 18' 1" x 22" )**

Overlooking the front of the property this large room has a modern fitted kitchen with breakfast bar, integral Fridge Freezer, Microwave, Slimline Dishwasher and plumbing for a washing machine. The breakfast bar houses a large sink drainer and there is ample lighting available via ceiling lights and pendant lighting over the breakfast bar and in the dining area. The large dining area would be ideal for a large family dining table.

### **Sitting Room ( 18' 10" x 13' 8" )**

The sitting room overlooks the front of the property and is a light bright spacious room. It has been carpeted and has the benefit of an attractive wall mounted gas fire.

### **The Large Landing Area**

The landing area is spectacular it is modern and spacious plus it has a feature brick and stone church style window which fills the landing with light. It is a stunning feature

### **The Master Bedroom ( 11'8" x 13' 5" )**

The master bedroom in the Barn overlooks the front of the property and is a light and spacious room. It has access to an excellent

### **En Suite Bathroom. ( 5'7" x 6' )**

Beautifully tiled and fitted out to a high standard the en suite has a walk in shower, washbasin and Wc.

### **Bedroom 2 ( 8' 8" x 13' 9" )**

The other side of the attractive landing you find bedroom 2 with its 2 attractive windows and beams to the ceiling it is a light bright and spacious double bedroom with views over the front of the property

### **Bedroom ( 10' 8" x 13' 10" )**

This double bedroom overlooks the rear of the property and is a spacious room with attractive beams to the ceiling.

### **Family Bathroom ( 5' 7" x 8' 5" )**

The attractive family bathroom has a range of fabulous tiles to wall and floor and it has been completed to a really high standard. A large P Shaped bath with wall mounted shower and glass shower screen, a washbasin with recessed mirror, plus an attractive Wc and chrome radiator

To the outside there is private parking. and an attractive cobbled patio for sitting out.



# Energy Performance Certificate

7, Lady Royd Gardens, BRADFORD, BD9 6RF

**Dwelling type:** Semi-detached house  
**Date of assessment:** 15 November 2019  
**Date of certificate:** 15 November 2019

**Reference number:** 9658-2919-7349-6271-6920  
**Type of assessment:** SAP, new dwelling  
**Total floor area:** 129 m<sup>2</sup>

## Use this document to:

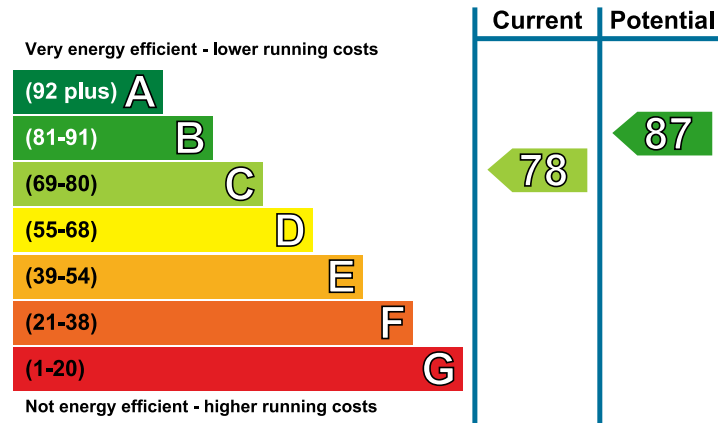
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,100</b>
<b>Over 3 years you could save</b>	<b>£ 90</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 300 over 3 years	
Heating	£ 1,527 over 3 years	£ 1,527 over 3 years	
Hot Water	£ 273 over 3 years	£ 183 over 3 years	
<b>Totals</b>	<b>£ 2,100</b>	<b>£ 2,010</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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 90
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 879

### Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.30 W/m <sup>2</sup> K	★★★★☆
Roof	Average thermal transmittance 0.18 W/m <sup>2</sup> K	★★★★☆
Floor	Average thermal transmittance 0.22 W/m <sup>2</sup> K	★★★★☆
Windows	High performance glazing	★★★★★
Main heating	Boiler and underfloor heating, mains gas	★★★★☆
Main heating controls	Time and temperature zone control	★★★★★
Secondary heating	Room heaters, wood logs	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 80% of fixed outlets	★★★★★
Air tightness	(not tested)	—

Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance.

Current primary energy use per square metre of floor area: 132 kWh/m<sup>2</sup> per year

### Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Biofuel secondary heating

### Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.



#### Heat demand

Space heating (kWh per year)	9,036
Water heating (kWh per year)	2,057

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the [www.gov.uk](http://www.gov.uk) website.

## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Solar water heating	£4,000 - £6,000	£ 30	 C79
Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 293	 B87



## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems Ltd. You can obtain contact details of the Accreditation Scheme at [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.epcregister.com](http://www.epcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.epcregister.com](http://www.epcregister.com). To opt out of having information about your building made publicly available, please visit [www.epcregister.com/optout](http://www.epcregister.com/optout).

**Assessor's accreditation number:** EES/008087  
**Assessor's name:** Nicky Bowen  
**Phone number:** 07809 724312  
**E-mail address:** [nickybowen@sky.com](mailto:nickybowen@sky.com)  
**Related party disclosure:** No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 2.8 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 1.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

