## **Energy performance certificate (EPC)**

1 Birch Avenue
SOWERBY BRIDGE
HX6 4RR

Energy rating
C

Valid until: 28 July 2034

C

Certificate number: 0390-2831-7430-2424-7025

Property type

Detached house

Total floor area

82 square metres

## Rules on letting this property

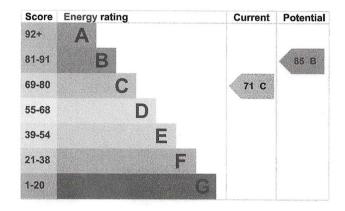
Properties can be let if they have an energy rating from A to E.

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).

## **Energy rating and score**

This property's energy rating is C. It has the potential to be B.

<u>See how to improve this property's energy efficiency.</u>



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60