

Energy Performance Certificate


43, The Crayke, BRIDLINGTON, YO16 6YP

Dwelling type: Detached house
 Date of assessment: 07 July 2020
 Date of certificate: 10 July 2020
 Reference number: 0638-4086-6243-6220-5204
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 147 m²

Use this document to:

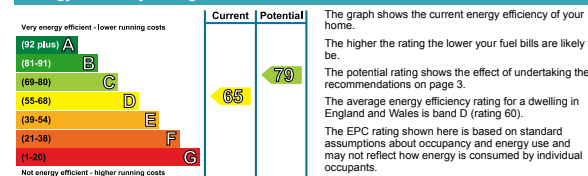
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,903
Over 3 years you could save	£ 708

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 390 over 3 years	£ 288 over 3 years	
Heating	£ 3,123 over 3 years	£ 2,655 over 3 years	
Hot Water	£ 390 over 3 years	£ 252 over 3 years	
Totals	£ 3,903	£ 3,195	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 177
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 156
3 Low energy lighting for all fixed outlets	£30	£ 90

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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These particulars do not constitute an offer or contract. Anything said, written or shown in relation to these particulars is for guidance only for prospective purchasers and must not be relied upon as a statement of fact. The description provided therein represents the opinion of the author and whilst given in good faith should be verified by the prospective purchaser or their representative. Photographs are not necessarily comprehensive or current. Areas measurements or distances are given as a guide only and are not precise. Boundaries are subject to verification. Services, appliances apparatus and fittings have not been tested. These particulars are intended as a guide and must not be relied upon as a statement of fact.

To view this property please contact
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43 The Crayke Bridlington

WELL PRESENTED DUNK BUILT DETACHED HOUSE ON THE SOUGHT AFTER CRAYKE AREA.

We are delighted to offer for sale this attractive detached house the property briefly comprises Entrance Hall, Lounge, Conservatory, Dining Room, Kitchen, Utility Room, WC, 4 Bedrooms, Bathroom, double length Garage, good size south facing Garden, ample Parking, Gas Central Heating and Double Glazing.

£317,500



Entrance Hall

2.105m x 4.032m (6'11" x 13'3")

Coved ceiling, telephone point, understairs storage, UPVC double glazed entrance door and stairs to the first floor.

Lounge

3.64m x 5.57m (11'11" x 18'3")

Coved ceiling, TV point, stone feature fire place & living flame gas fire. UPVC double glazed window to the side aspect, UPVC double glazed window to the front aspect and UPVC double glazed patio doors opening onto the:-



Conservatory

3.96m x 3.72m (13'0" x 12'2")

Oak flooring ceiling fan light, UPVC sliding patio doors open onto the South facing rear garden.



Dining room

3.25m x 3.70m (10'8" x 12'2")

Coved ceiling and UPVC double glazed windows to the front and side aspect.



WC

1.346m x 1.883m (4'5" x 6'2")

Low flush WC, pedestal hand wash basin and UPVC double glazed opaque window to the rear aspect.

Kitchen

3.936m x 3.00m (12'11" x 9'10")

Recently re-fitted in 2016 with a good range of floor and wall units, 1 ½ bowl inset stainless steel sink with mixer tap over, integrated appliances include double oven, gas hob with extractor hood over, dishwasher, 2x wine racks. There is space for fridge/freezer, feature central light with LED spotlights and blue mood lighting. UPVC door opening onto:-



Sunroom/Utility

2.18m x 3.67m (7'2" x 12'0")

Space for washer & tumble dryer, tiled floor and UPVC double glazed window to the rear garden.



Bedroom One

4.27m x 3.70m (14'0" x 12'2")

Coved ceiling, fitted wardrobes and drawers, TV point and UPVC double glazed window to the front aspect.



Bedroom Two

3.043m x 3.646m (10'0" x 12'0")

Coved ceiling, fitted wardrobes and UPVC double glazed window to the front aspect.



Bedroom Three

2.73m x 2.17m (8'11" x 7'1")

Coved ceiling and UPVC double glazed window to the rear aspect.



Bedroom Four

2.117m x 4.239m (6'11" x 13'11")

Fitted wardrobes, over the stairs storage, coved ceiling, and UPVC double glazed window to the front aspect.

Bathroom

2.39m x 2.06m (7'10" x 6'9")

P shaped bath with mixer tap and mains plumbed in shower over, wall mounted wash hand basin, low flush WC, chrome ladder heated towel warmer, fully tiled, and UPVC double glazed opaque window to the front aspect.



Outside

To the front of the property is a double drive, garage and lawned area with trees and mature shrubs.

To the rear is a patio area and lawn with mature shrub and tree borders and a summer house.



Services

Council Tax: Band E

EPC Rating D