

[www.fjestates.co.uk](http://www.fjestates.co.uk) | 01388 819648 | 07969 560047 | [info@fjestates.co.uk](mailto:info@fjestates.co.uk)

40 Church Street, Shildon, Co. Duham DL4 1DX



**18 Byerley Road, Shildon**  
DL4 1JQ



**Monthly Rental Of £525**

- Deceptively Spacious Two Bedroomed Terrace
- Gas Centrally Heated
- Central Location
- Upvc Double Glazed
- Modern Kitchen and Bathroom
- Enclosed Rear Yard



FJ Estates are delighted to offer for rent this well presented two bedroomed terrace property with upvc double glazing and gas central heating via combi boiler. The property comprises of entrance reception vestibule, lounge with modern feature fireplace and a fitted kitchen and dining room. To the first floor there are two good sized bedrooms and a bathroom/wc. Externally there is an enclosed rear yard. There is a holding fee of £86.00 payable to apply for this property.

## Energy Performance Certificate



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18, Byerley Road, SHILDON, DL4 1JQ

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 15 May 2013  
**Date of certificate:** 15 May 2013

**Reference number:** 8927-7325-0630-5835-6996  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 63 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:** £ 2,517

**Over 3 years you could save** £ 1,173

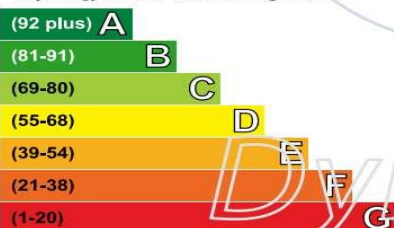
### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 114 over 3 years	 <p>You could save £ 1,173 over 3 years</p>
Heating	£ 1,992 over 3 years	£ 1,062 over 3 years	
Hot Water	£ 300 over 3 years	£ 168 over 3 years	
<b>Totals</b>	<b>£ 2,517</b>	<b>£ 1,344</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
56	89

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).

### 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 Internal or external wall insulation	£4,000 - £14,000	£ 516	✓
2 Floor insulation	£800 - £1,200	£ 105	✓
3 Low energy lighting for all fixed outlets	£30	£ 90	

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.





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