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13 Albert Street, Crook

DL15 9EL



**Monthly Rental Of £550**

- UPVC Double Glazed
- Gas Centrally Heated
- Two Good Sized Bedrooms

- Bathroom/WC with Shower
- Enclosed Rear Yard



FJ Lettings are delighted to offer for rent this well-presented two bedroomed Terrace property in Crook, close to the town centre. The property benefits from upvc double glazing and gas central heating. The property briefly comprises Lounge with feature fireplace, and a large Kitchen/Diner. To the first floor there are two good sized bedrooms and a bathroom/wc with shower. Externally there is an enclosed rear yard. Early viewing strongly recommended.

## Energy Performance Certificate



13, Albert Street, CROOK, DL15 9EL

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 05 February 2016  
**Date of certificate:** 05 February 2016

**Reference number:** 8006-9958-3929-4806-7263  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 80 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

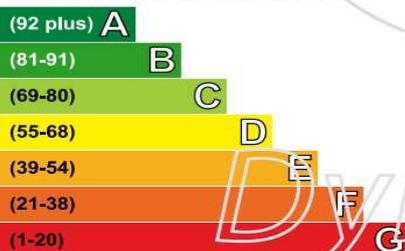
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,672</b>
<b>Over 3 years you could save</b>	<b>£ 1,944</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 159 over 3 years	
Heating	£ 3,036 over 3 years	£ 1,350 over 3 years	
Hot Water	£ 363 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 3,672</b>	<b>£ 1,728</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



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	£ 1,035	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 147	
3 Low energy lighting for all fixed outlets	£25	£ 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.