

Energy performance certificate (EPC)

Serendipity
31 High Street
Pateley Bridge
HARROGATE
HG3 5JZ

Energy rating

D

Valid until: **1 March 2027**

Certificate number: **0930-0333-8739-6007-1006**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

228 square metres

Rules on letting this property

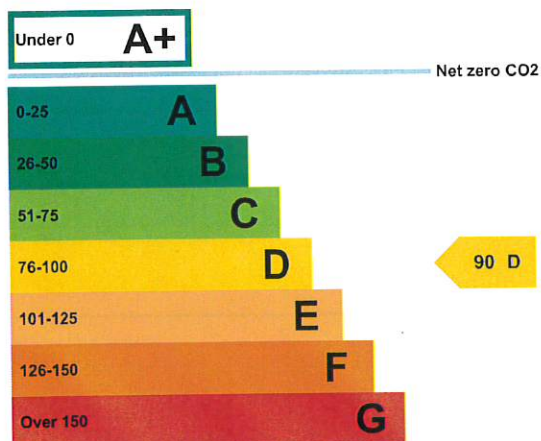
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

30 B

If typical of the existing stock

87 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	62.3
Primary energy use (kWh/m ² per year)	365

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0070-3971-0433-8900-3060\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ghulum Butt
Telephone	07732 530133
Email	gmbuttjee@hotmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019545
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Ghulam Butt
Employer address	273 Beckett Road, Doncaster, South Yorkshire, DN2 4LD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 March 2017
Date of certificate	2 March 2017
