

# Energy performance certificate (EPC)

Serendipity  
31 High Street  
Pateley Bridge  
HARROGATE  
HG3 5JZ

Energy rating

**D**

Valid until: **1 March 2027**

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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

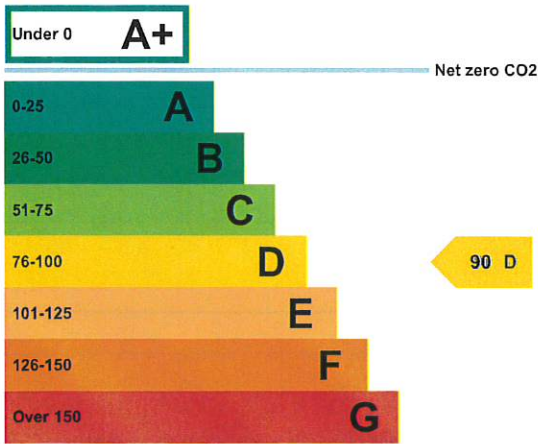
Properties can be let if they have an energy rating from A+ to E.

## 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



If typical of the existing stock



Breakdown of this property’s energy performance



Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	62.3
Primary energy use (kWh/m2 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	<a href="mailto:gmbuttjee@hotmail.com">gmbuttjee@hotmail.com</a>

### 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	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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

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