

Energy performance certificate (EPC)

21-23 High Street
Wath-upon-Dearne
ROTHERHAM
S63 7QQ

Energy rating

D

Valid until: **21 August 2027**

Certificate number: **0240-0333-1839-0928-7006**

Property type **Residential spaces**

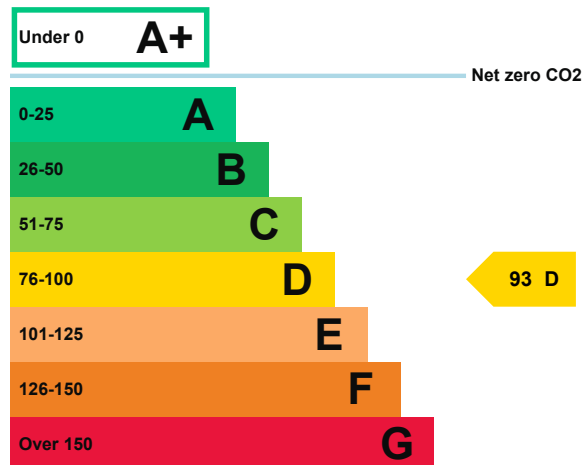
Total floor area **341 square metres**

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 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

27 B

If typical of the existing stock

79 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)	70.92
Primary energy use (kWh/m ² per year)	414

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0280-4987-0433-1290-3000\)](/energy-certificate/0280-4987-0433-1290-3000).

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	Thomas Nelson
Telephone	07979961755
Email	t.nelson@nrgfocus.co.uk

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/021155
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	nrgFocus Ltd
Employer address	116 Reeves Way Armthorpe Doncaster DN3 2FD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 August 2017
Date of certificate	22 August 2017
