

Energy Performance Certificate HM Government

2, Rectory Lane, Beeford, DRIFFIELD, YO25 8BA

Dwelling type: Mid-terrace house
Date of assessment: 20 August 2017
Date of certificate: 20 August 2017
Reference number: 8408-9505-8329-4827-1833
Type of assessment: RdSAP, existing dwelling
Total floor area: 87 m²

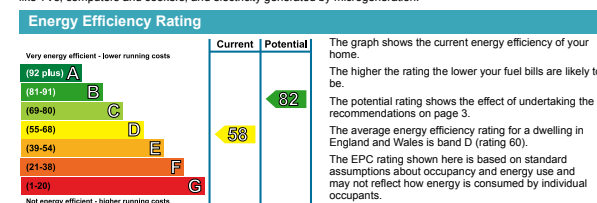
Use this document to:

- 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:	£ 3,225
Over 3 years you could save	£ 1,092

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 174 over 3 years	You could save £ 1,092 over 3 years
Heating	£ 2,592 over 3 years	£ 1,767 over 3 years	
Hot Water	£ 285 over 3 years	£ 192 over 3 years	
Totals	£ 3,225	£ 2,133	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 129
2 Cavity wall insulation	£500 - £1,500	£ 405
3 Internal or external wall insulation	£4,000 - £14,000	£ 234

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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XXXX Ravensworth Digital 0191 2303553



2 Rectory Lane Beeford

LONG ESTABLISHED FAMILY BUTCHERS WITH
3 BEDROOM SEMI-DETACHED HOUSE IN
POPULAR LOCATION

£249,500



www.ddlgestates.co.uk

To view this property please contact
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Tel: 01262 672576 Fax: 01262 400009 Email:sales@ddlgestates.co.uk

Situation

Beeford is a popular village located on the A165 Bridlington to Hull road and the community is well served by this long established butchers. The village is in easy commuting distance of Bridlington, Drifffield, Beverley and Hornsea.

Description

The property comprises a semi-detached house with part of the ground floor offering a very well equipped butchers shop with yard area and parking to the side. This well maintained property with central heating and double glazing is an ideal opportunity for a young butcher to strike out on his/her own.

Accommodation

Lounge

3.93m x 3.35m (12'11" x 11'0")

With feature beam ceiling, living flame gas fire in attractive surround and TV point.



Kitchen Diner

4.67m x 3.55m (15'4" x 11'8")

With a good range of fitted floor and wall cupboards incorporating inset stainless steel 1½ bowl sink with mixer tap, integral dishwasher and fridge/freezer, plumbing for automatic washing machine and space for oven with extractor hood over. Under stairs store cupboard, ceiling downlighters and patio door to rear.



First Floor

Landing area currently being used as office space with fitted store cupboard and airing space.

Bedroom One

4.80m x 3.78m (15'9" x 12'5")

Presently being used as additional lounge with fitted wall lights and access to loft space.



Bedroom Two

3.93m x 3.60m (12'11" x 11'10")



Bedroom Three

2.74m x 2.39m (9'0" x 7'10")

Bathroom/WC

With white suite of 'P' shaped panelled bath with plumbed in shower over, shower screen, vanity unit with wash basin and low flush WC. Chrome ladder towel warmer.



Outside

Low maintenance garden to the side providing parking for multiple vehicles and timber storage shed enclosed by wall and timber fencing.



Services

All mains services connected.

Council Tax Band 'B'

The Business

A long established and well known family butchers - Stephen Harrison Butchers - provides a wide range of local produce from established suppliers, cooked foods and speciality packages. This butchers has been operated by the same family since 1960 and is a highly respected business with an established reputation with an extensive client base from local residents, passing trade and a large serving catchment area served by delivery vans. (The '09' Mercedes Vito and '62' Peugeot Bipper vans are available by separate negotiations)



Sales areas

Well maintained and presented sales areas offers a large window frontage fitted to a high standard with a good range of quality, modern equipment. A separate sales and preparation area offer space for chillers and freezers, chilled display and sales counters and parking for both house and business.



Accounts

The accounts show a substantial turnover of approximately £360,000 per annum with a net profit of £40,000 as at October 2016.