# Energy performance certificate (EPC)

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|---|---|---|---|
| 12 Larchmont<br>Clayton<br>BRADFORD<br>BD14 6AB | Energy rating<br>**D** | Valid until: | **1 July 2036** |
| | | Certificate number: | **0136-9123-9600-0212-4202** |

| | |
|---|---|
| Property type | Mid-terrace house |
| Total floor area | 168 square metres |

## Rules on letting this property

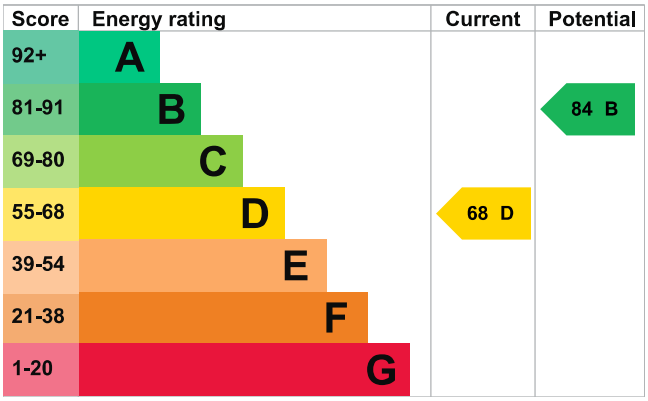
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.




The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60