



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## School House Fold, Hapton, BB11 5PT

### £235,000

AN IMMACULATE DETACHED FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and enviable views to the rear, this exceptional three bedroom detached property is being proudly welcomed to the market in the sought after location of Hapton on a popular estate. With two bathrooms, added conservatory and garage, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, WC and staircase to the first floor. The reception room guides you through to a fitted kitchen and dining room. The dining room provides access on to a conservatory. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally, there is an enclosed garden with laid to lawn and paving areas, as well as access to the garage. To the front there is a laid to lawn garden with paving and slate chip bedding areas, as well as off road parking.

For further information or to arrange a viewing please contact our Burnley team at your earliest convenience.

# School House Fold, Hapton, BB11 5PT

£235,000



- Immaculate Detached Property
- Neutral Decoration Throughout
- Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Perfect Family Home
- Tenure Freehold
- Two Bathrooms
- Beautifully Presented Rear Garden
- Council Tax Band D

## Ground Floor

### Entrance Hall

9'1 x 3'0 (2.77m x 0.91m)

UPVC double glazed frosted front door, central heating radiator, coving to ceiling, smoke detector, wood effect laminate flooring, doors leading to WC, reception room and stairs to first floor.

### WC

4'7 x 2'11 (1.40m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap and wood effect laminate flooring.

### Reception Room

14'4 x 12'11 (4.37m x 3.94m)

UPVC double glazed window, central heating radiator, coving to ceiling, gas fire with limestone hearth and surround, television point, wood effect laminate flooring, single glazed double doors to dining area and door to kitchen.

### Dining Area

9'11 x 7'8 (3.02m x 2.34m)

Central heating radiator, coving to ceiling, wood effect laminate flooring and UPVC double glazed double doors to conservatory.

### Conservatory

12'4 x 10'3 (3.76m x 3.12m)

UPVC double glazed windows, spotlights, PVC to ceiling, wood effect laminate flooring and UPVC double glazed French doors to rear.

### Kitchen

9'11 x 8'4 (3.02m x 2.54m)

UPVC double glazed window, central heating radiator, coving to ceiling, range of wall and base units with granite effect worktops, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, understairs storage, wood effect laminate flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

8'10 x 6'3 (2.69m x 1.91m)

UPVC double glazed window, loft access, smoke detector, linen cupboard, doors leading to three bedrooms and family bathroom.

### Bedroom One

12'4 x 9'9 (3.76m x 2.97m)

UPVC double glazed window, central heating radiator, coving to ceiling, television point and door to en suite.

### En Suite

7'5 x 3'4 (2.26m x 1.02m)

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, direct feed shower enclosed, tiled elevations, extractor fan and wood effect lino flooring.

### Bedroom Two

10'7 x 9'4 (3.23m x 2.84m)

UPVC double glazed window, central heating radiator and coving to ceiling.

### Bedroom Three

9'3 x 6'3 (2.82m x 1.91m)

UPVC double glazed window, central heating radiator, coving to ceiling and over stairs storage.

### Bathroom

6'1 x 5'4 (1.85m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, L-shaped panel bath with mixer tap and overhead direct feed rainfall shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

### External

### Rear

Enclosed garden with laid to lawn, paving, bedding areas and access to garage.

### Front

Laid to lawn garden with slate chip bedding, off road parking and access to garage.

