



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	

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School House Fold, Hapton, BB11 5PT

Offers Over £230,000

THE PERFECT FAMILY HOME

Welcome to School House Fold in the picturesque village of Hapton, Burnley! This charming house is a hidden gem, boasting two reception rooms and a delightful conservatory that adds a touch of elegance to the property.

One of the standout features of this home is the deceptively spacious layout, perfect for a small family looking for a cosy yet roomy living space. The absence of an onward chain makes this property even more appealing, ensuring a smooth and hassle-free buying process.

Step outside into the enchanting rear garden, complete with a lovely summer house where you can unwind and enjoy the tranquility of the surroundings. The off-road parking is a convenient addition, providing ease and security for your vehicles.

Don't miss out on the opportunity to make this house your home. With its ideal location, charming features, and ample space, School House Fold is just waiting for the right family to move in and create lasting memories.

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School House Fold, Hapton, BB11 5PT

Offers Over £230,000



- Immaculate Detached Property
- No Chain Delay
- Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Modern Fitted Kitchen
- Tenure Freehold
- Two Bathrooms
- Stylish Decoration Throughout
- Council Tax Band D

Ground Floor

Entrance Hall

10'1 x 3'1 (3.07m x 0.94m)

Composite double glazed frosted front door, central heating radiator, coving, smoke detector, tiled flooring, doors to WC and reception room one.

WC

4'8 x 2'8 (1.42m x 0.81m)

UPVC double glazed frosted window, central heating radiator, low base WC, wash basin with traditional taps, tiled elevations and tiled flooring.

Reception Room One

14'3 x 12'11 (4.34m x 3.94m)

UPVC double glazed window, central heating radiator, coving, wood effect laminate flooring, door to kitchen and open access to reception room two.

Reception Room Two

9'11 x 7'7 (3.02m x 2.31m)

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

Conversatory

11'0 x 10'1 (3.35m x 3.07m)

UPVC double glazed windows, pitched polycarbonate roof, ceiling fan, wood effect laminate flooring and UPVC double glazed French doors to rear.

Kitchen

9'10 x 8'3 (3.00m x 2.51m)

UPVC double glazed window, range of wall and base units with laminate worktops, integrated oven with four ring gas hob and extractor hood, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, enclosed boiler, tiled flooring, doors to understairs storage and UPVC double glazed frosted door to side elevation.

First Floor

Landing

UPVC double glazed frosted window, loft access, smoke detector, doors to three bedrooms, bathroom and airing cupboard.

Bedroom One

12'4 x 9'7 (3.76m x 2.92m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and door to en suite.

En Suite

7'2 x 3'3 (2.18m x 0.99m)

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

Bedroom Two

9'8 x 9'3 (2.95m x 2.82m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

9'3 x 6'4 (2.82m x 1.93m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

6'2 x 5'4 (1.88m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevations, extractor fan and tiled effect flooring.

External

Rear

Laid to lawn garden with bedding areas, paving, gravel chippings, summerhouse and access to garage.

Front

Laid to lawn, gravel chippings, off road parking and access to garage.

