



FARDELLA  
& BELL

20 Castle Street, Hapton  
In Excess of £110,000



## 20 Castle Street

Hapton, Burnley

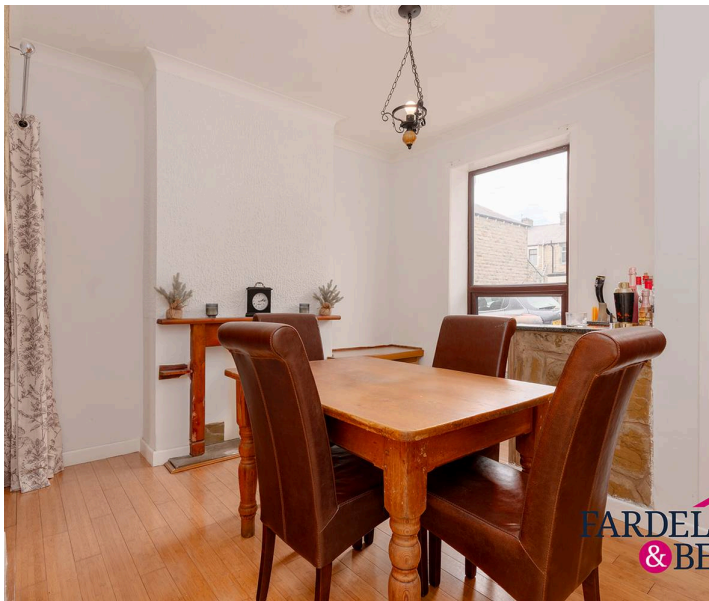
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Gas central heating throughout
- Hapton Village Location
- 2 Bedrooms
- uPVC Double Glazing
- 4 Piece Suite Bathroom
- 2 Reception Rooms
- Suitable for First Time Buyer



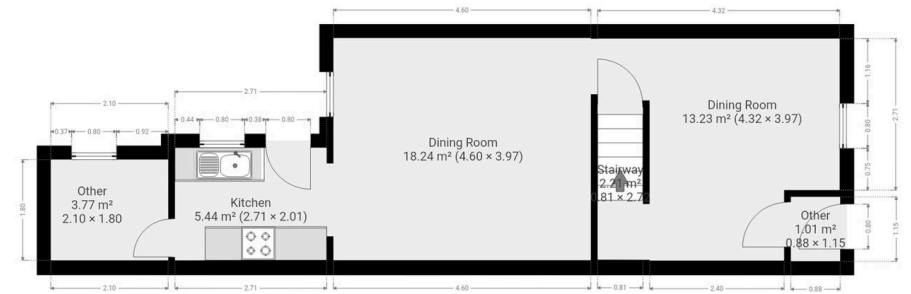
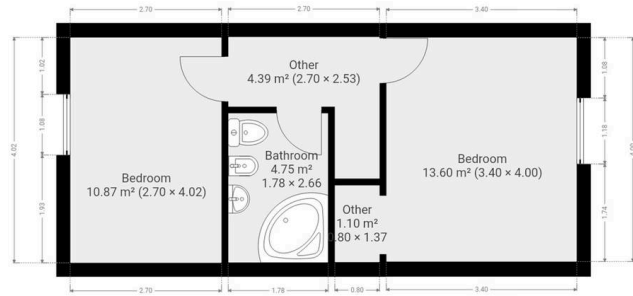
### Ground Floor

Ground Floor: Upon entering, you are greeted by a spacious front aspect lounge with a feature stone fireplace, neutral décor and plenty of natural light. A second reception/dining room provides an ideal space for entertaining or family meals. The fitted kitchen offers a range of wall and base units, gas hob with oven and access to the rear yard. Completing the ground floor is a useful utility room, perfect for use as a laundry room and additional storage.

### First Floor

The first floor boasts two generously sized double bedrooms, both well-presented with ample room for furnishings. The family bathroom comprises a three-piece suite including a corner bath with overhead shower, wash basin, WC, and a separate bidet.





Total Property Area: approx - 78.5 Sq Meters (844.97 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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## Fardella & Bell Estate Agents

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