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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th September 2026



KINGSWAY, HAPTON, BURNLEY, BB11

Pendle Hill Properties

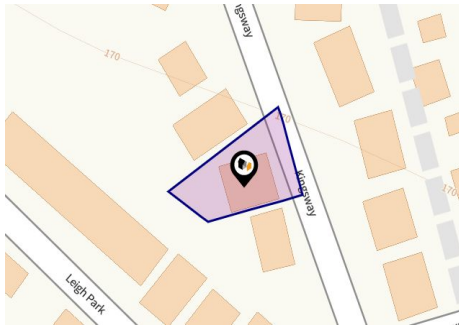
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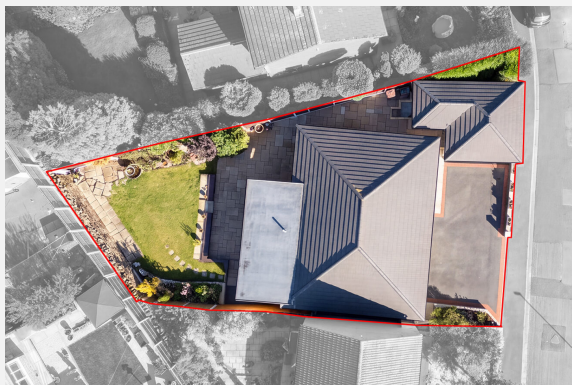
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,311 ft ² / 121 m ²		
Plot Area:	0.11 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,549		
Title Number:	LA963027		

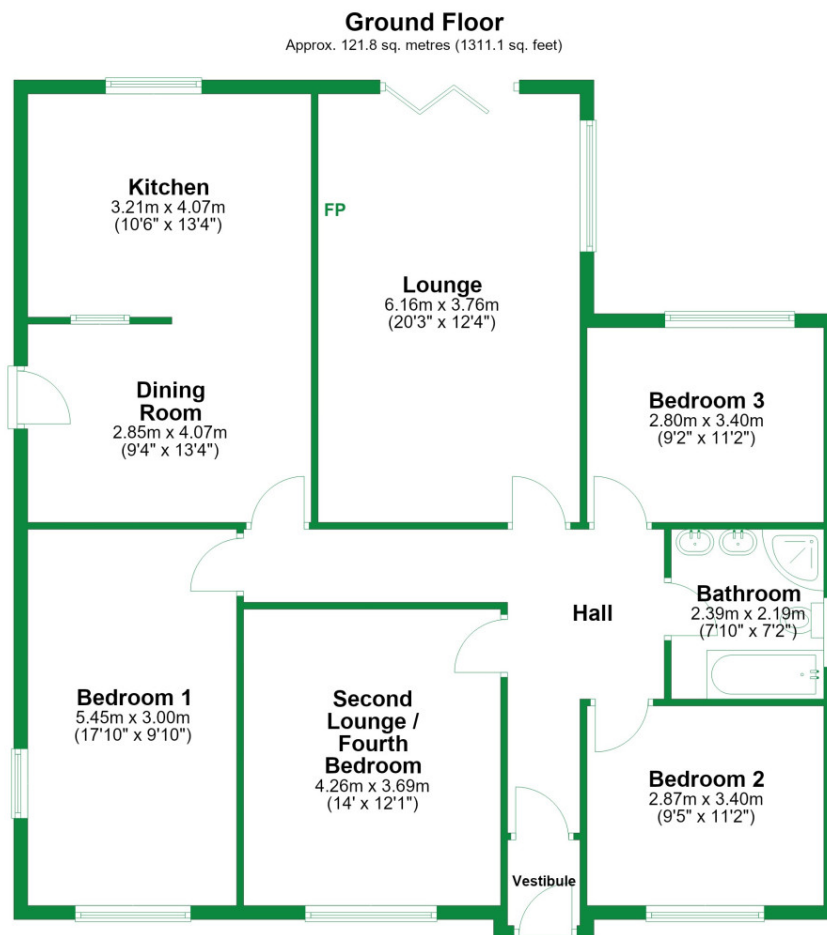
Local Area

Local Authority:	Burnley	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	6	61	10000
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			



KINGSWAY, HAPTON, BURNLEY, BB11

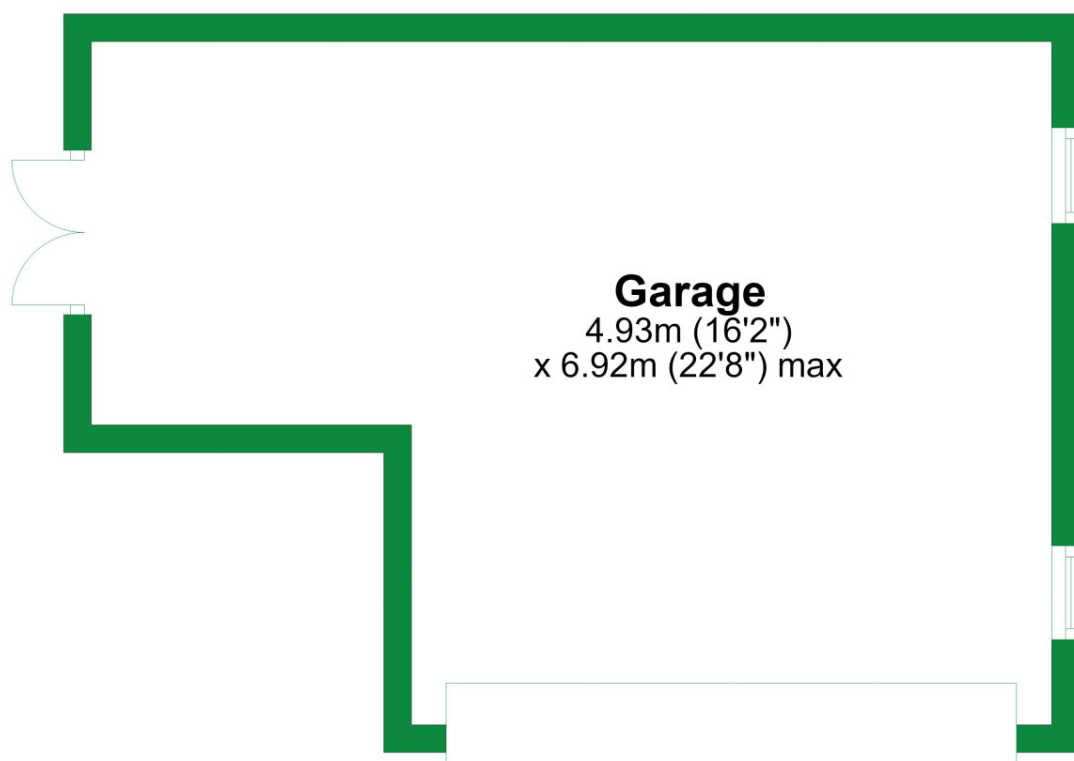


Total area: approx. 121.8 sq. metres (1311.1 sq. feet)

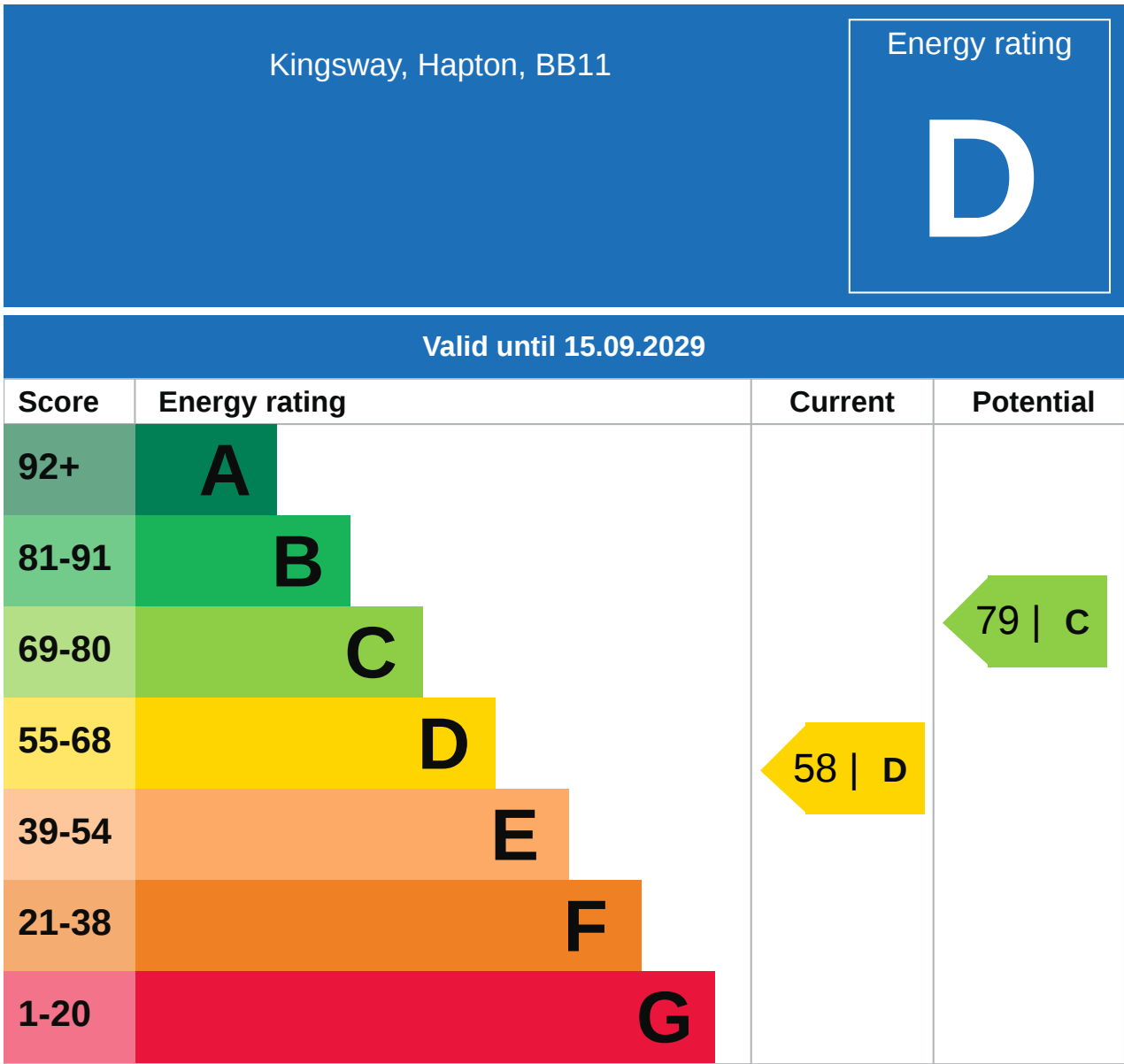
KINGSWAY, HAPTON, BURNLEY, BB11

Detached Garage

Approx. 29.1 sq. metres (313.0 sq. feet)



Total area: approx. 29.1 sq. metres (313.0 sq. feet)



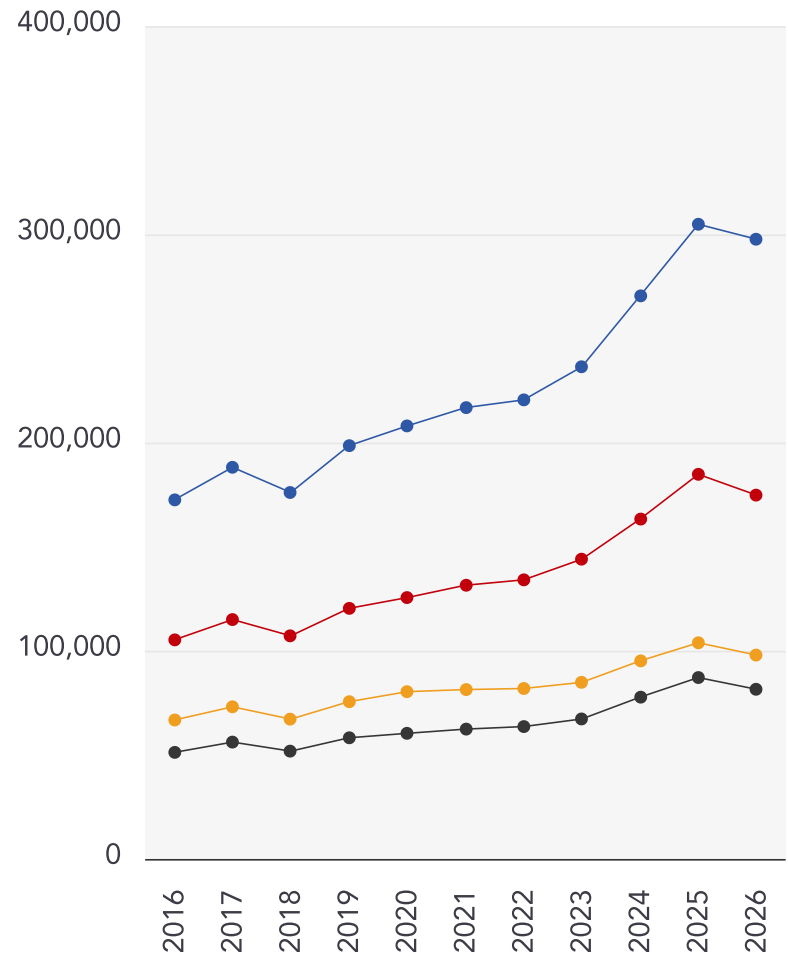
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	122 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB11



Detached

+72.58%

Semi-Detached

+66.06%

Flat

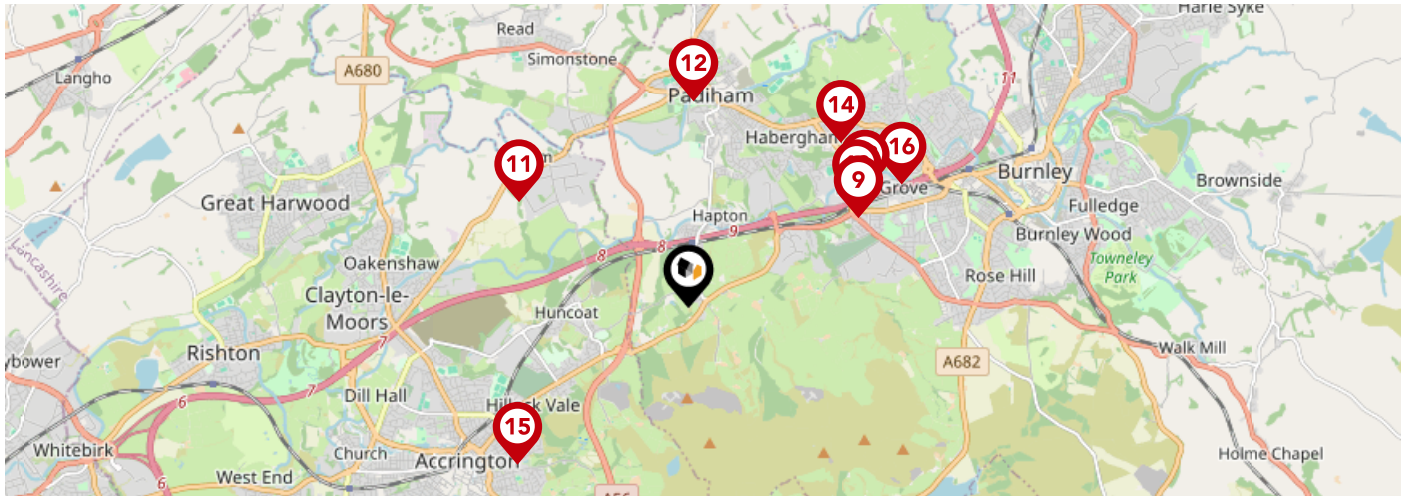
+46.72%

Terraced

+59.19%



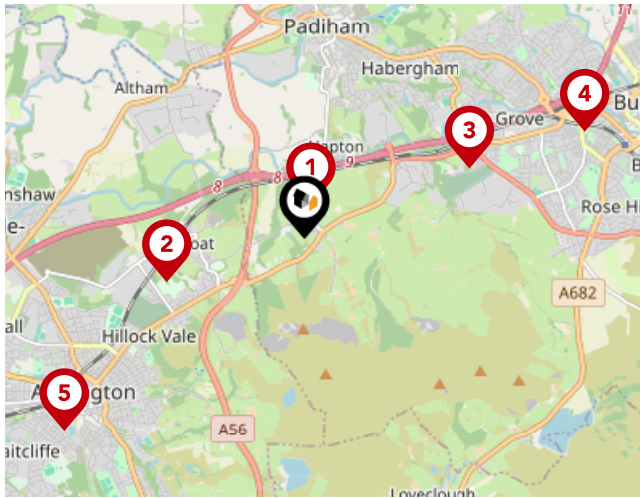
		Nursery	Primary	Secondary	College	Private
1	Hapton Church of England/Methodist Primary School Ofsted Rating: Good Pupils: 124 Distance:0.2	☐	☒	☐	☐	☐
2	Accrington Huncoat Primary School Ofsted Rating: Good Pupils: 205 Distance:1.08	☐	☒	☐	☐	☐
3	St John the Baptist Roman Catholic Primary School, Padiham Ofsted Rating: Good Pupils: 226 Distance:1.11	☐	☒	☐	☐	☐
4	Padiham Green Church of England Primary School Ofsted Rating: Requires improvement Pupils: 197 Distance:1.31	☐	☒	☐	☐	☐
5	Whitegate Nursery School Ofsted Rating: Outstanding Pupils: 118 Distance:1.39	☒	☐	☐	☐	☐
6	Padiham Primary School Ofsted Rating: Good Pupils: 289 Distance:1.5	☐	☒	☐	☐	☐
7	Burnley High School Ofsted Rating: Good Pupils: 607 Distance:1.59	☐	☐	☒	☐	☐
8	Burnley Lowerhouse Junior School Ofsted Rating: Requires improvement Pupils: 204 Distance:1.63	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Rosegrove Infant School Ofsted Rating: Good Pupils: 156 Distance: 1.68	☐	☒	☐	☐	☐
	St Augustine of Canterbury RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 208 Distance: 1.74	☐	☒	☐	☐	☐
	Altham St James Church of England Primary School Ofsted Rating: Good Pupils: 79 Distance: 1.75	☐	☒	☐	☐	☐
	Padiham St Leonard's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 328 Distance: 1.81	☐	☒	☐	☐	☐
	Rosegrove Nursery School Ofsted Rating: Outstanding Pupils: 91 Distance: 1.85	☒	☐	☐	☐	☐
	St Joseph's Park Hill School Ofsted Rating: Not Rated Pupils: 128 Distance: 1.96	☐	☒	☐	☐	☐
	Accrington Peel Park Primary School Ofsted Rating: Outstanding Pupils: 620 Distance: 2.04	☐	☒	☐	☐	☐
	Ightenhill Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance: 2.15	☒	☐	☐	☐	☐

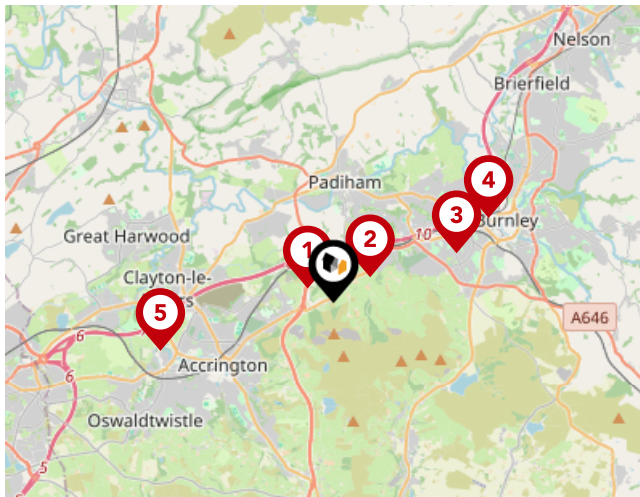
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hapton Rail Station	0.29 miles
2	Huncoat Rail Station	1.26 miles
3	Rose Grove Rail Station	1.56 miles
4	Burnley Barracks Rail Station	2.62 miles
5	Accrington Rail Station	2.69 miles

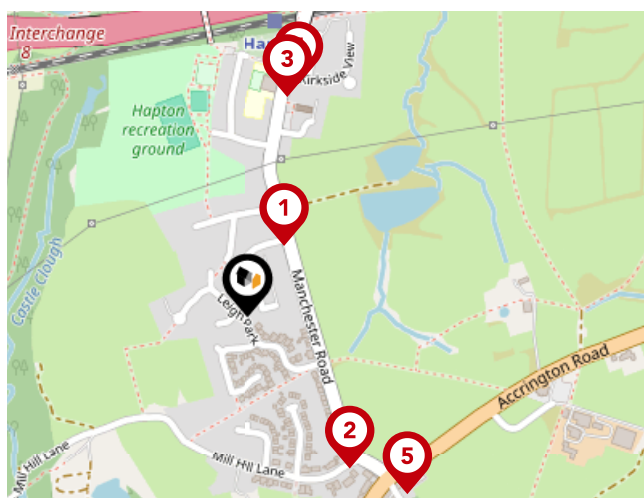


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J8	0.53 miles
2	M65 J9	0.8 miles
3	M65 J10	2.31 miles
4	M65 J11	3.11 miles
5	M65 J7	3.12 miles

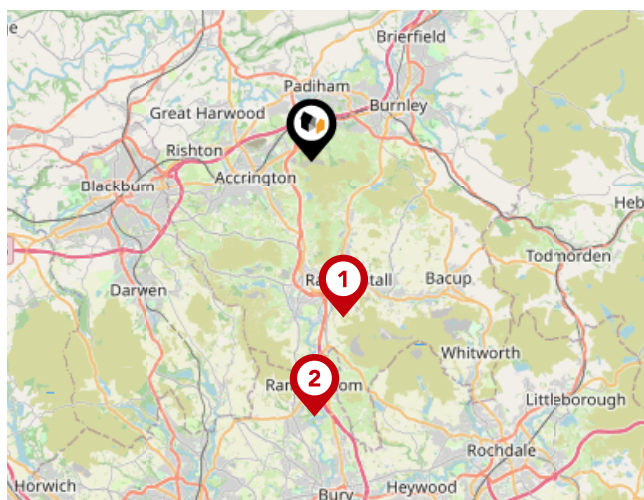
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lyndale Road	0.08 miles
2	Mill Hill Lane	0.19 miles
3	Railway Station	0.24 miles
4	Rail Station	0.26 miles
5	Hapton Inn	0.26 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	5.55 miles
2	Ramsbottom (East Lancashire Railway)	8.95 miles



Pendle Hill Properties

If you are looking for exceptional service, high level sales skills and a team driven by success look no further than Pendle Hill Properties.

At Pendle Hill Properties we pride ourselves on offering the very best personal service and help buyers, sellers, landlords and tenants alike achieve their aims.

From the very first moment you call us you will feel secure in the knowledge that you are in safe and reliable hands. We take away the stress of property selection and buying and make the whole process simple and painless. Not only that but we have access to a team of partners who can provide legal, mortgage and financial advice, surveys, and provide a range of products tailored to your needs. In short Pendle Hill Properties is your one stop property shop.

Testimonial 1



A super big Thank you to Andrew and all the team at Pendle Hill Properties for selling my house quickly. The service and communication from this company was second to none. Highly recommended. 5 star review from me.

Testimonial 2



Moved to Pendle Hill properties after a really poor experience with a previous agent and immediately saw a difference from the photographs and marketing, to the number of viewings. Andrew worked hard to get our sale to completion and was always contactable for any queries. Would recommend.

Testimonial 3



We used Pendle Properties to both sell our home, and rent our new home. It's a family-run company, and that really comes over in the service. You get that personal touch that is so often missing from high street estate agents. They care about their service. Our property in Cliviger was advertised and sold within 10 weeks, thanks to some great promotion across all platforms. They are strong and creative on social media. All in all, we'd highly recommend!

Testimonial 4



Hi, So Andrew and Thomas took on a very niche house. They were aligned with the way I wanted to house marketed right from the offset. Always available to contact even out of work hours. Due diligence on buyers made to a high level. A very personal approach to dealing with buyers and vendors. Succeeded in the sale of our house. Recommended their services. Thanks



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Pendle Hill Properties

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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