



18 Wood Street

Hapton, Burnley

Council Tax band: A

Tenure: Freehold

- 2 Bedroom Mid Terrace
- New Boiler in 2025
- Council Tax Band A
- Freehold Tenure
- Multi Fuel Stove
- Hapton Village Location
- Chain Free



Property Description

A deceptively spacious terraced home offering well-proportioned accommodation arranged over two floors. Internally, the property benefits from two separate reception rooms, creating flexible living and dining space to suit a range of lifestyles. The front reception room has a comfortable, cosy feel, while the rear reception room is a real focal point, featuring an attractive multi fuel log burner set within a brick fireplace with timber mantle. To the rear, the kitchen is fitted with a range of modern grey wall and base units, complemented by solid wood work surfaces, tiled splashbacks and a porcelain sink. There is also space for appliances and direct access out to the rear. To the first floor, there are two bedrooms along with a main family bathroom. The bedrooms offer comfortable accommodation, while the bathroom is a generous space fitted with a bath with shower over, wash basin and WC, finished with tiled walls and useful additional storage.



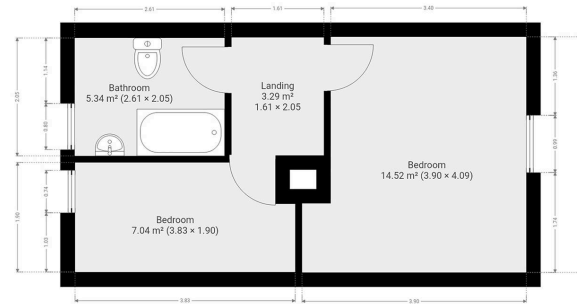
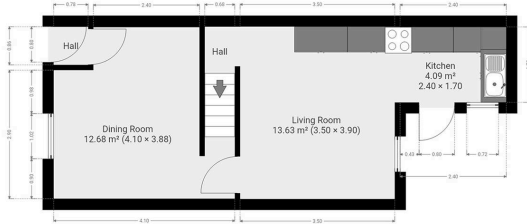


YARD

Externally, the property enjoys an enclosed stone flagged rear yard which feels private and easy to maintain. There is enough space for a small bistro set, making it a lovely spot to sit out and enjoy a morning coffee or an evening drink. The yard also benefits from gated rear access and a powered outbuilding, which is also plumbed for a washing machine. With its character stone backdrop and low maintenance finish, it is a charming outside space that complements the home nicely.

ON STREET

1 Parking Space



Total Property Area: approx - 63.2 Sq Meters (682.6 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor areas), openings and orientations are approximate. No liability is taken for any errors. This cannot be used for any purpose and they do not form part of any agreement. No liability is taken for any errors.



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