



## 21 Wood Street

Hapton, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Modern kitchen
- Contemporary bathroom with walk-in shower and bath-tub
- Private rear yard
- Charming stone facade
- Leasehold property
- Village Location
- 2 Reception rooms
- On-street parking
- Well presented





### Property Description

This well-presented home offers generous and versatile internal accommodation, ideal for modern living. The ground floor features two well-proportioned reception rooms, providing flexible space for both relaxing and dining. To the rear, a modern fitted kitchen is finished with contemporary work surfaces and a mixture of wall and base units, offering ample storage and preparation space. Beyond the kitchen is a useful rear porch area with wooden double glazed door and window, ideal for additional storage, with access to the rear yard. Upstairs, the property continues to impress with two spacious double bedrooms, both light and comfortable. The family bathroom is fitted with a four-piece suite, creating a practical yet indulgent space for everyday use. Further benefits include uPVC double glazing throughout and gas central heating, ensuring comfort and efficiency year-round. This is a well-balanced home with thoughtfully arranged living space from front to back.

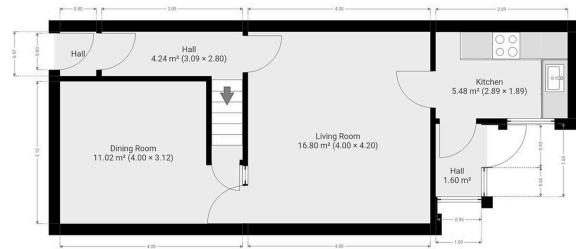
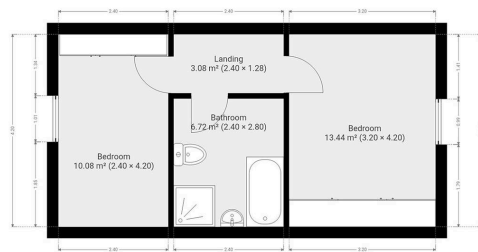




## YARD

To the rear is an enclosed yard with wall boundaries, paved with stone flags, featuring a secure gated access and a useful outbuilding ideal for storage.

## ON STREET



Total Property Area: approx - 73.2 Sq Meters (787.92 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any void floor areas, openings and ventilation 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.



Total Property Area: approx - 73.2 Sq Meters (787.92 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any void floor areas, openings and ventilation 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.





# Fardella & Bell Estate Agents

143 Burnley Road,, Padiham – BB12 8BA

01282 968 668 • [info@fbestateagents.co.uk](mailto:info@fbestateagents.co.uk) • [fbestateagents.co.uk/](http://fbestateagents.co.uk/)

