

# Property Details

29 Simpson Street, Hapton,  
Burnley, Lancashire, BB12 7LJ

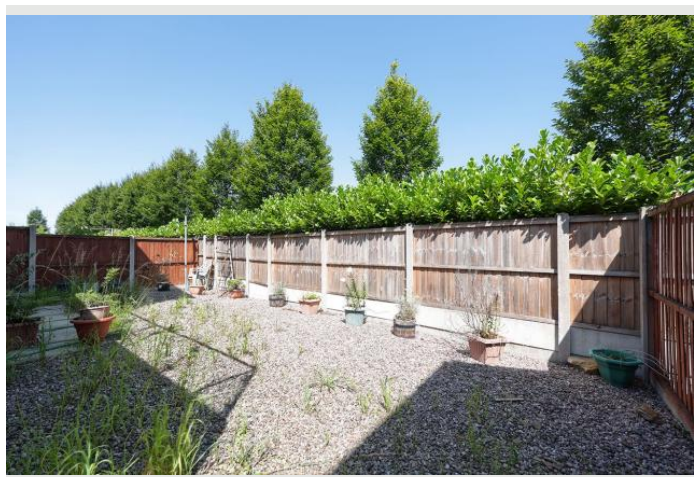
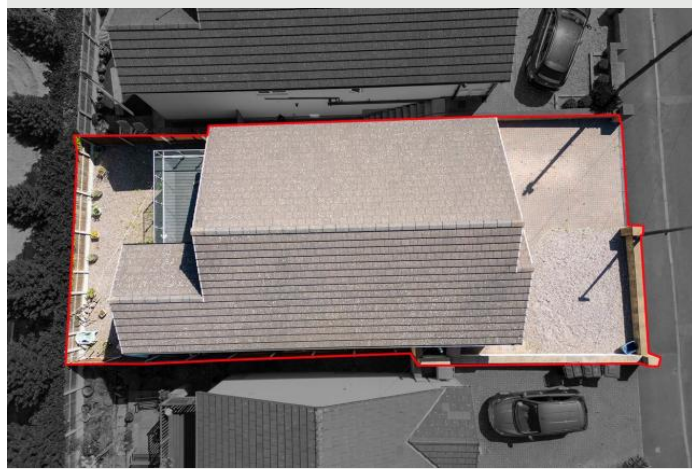
OIRO **£239,950**





# Property Photos

29 Simpson Street, Hapton, Burnley, Lancashire, BB12 7LJ



Creation Date

**22/07/2025**

# Property Photos

29 Simpson Street, Hapton, Burnley, Lancashire, BB12 7LJ



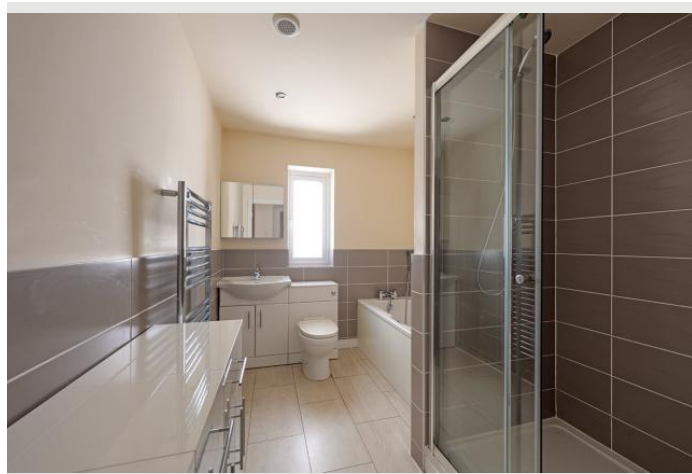
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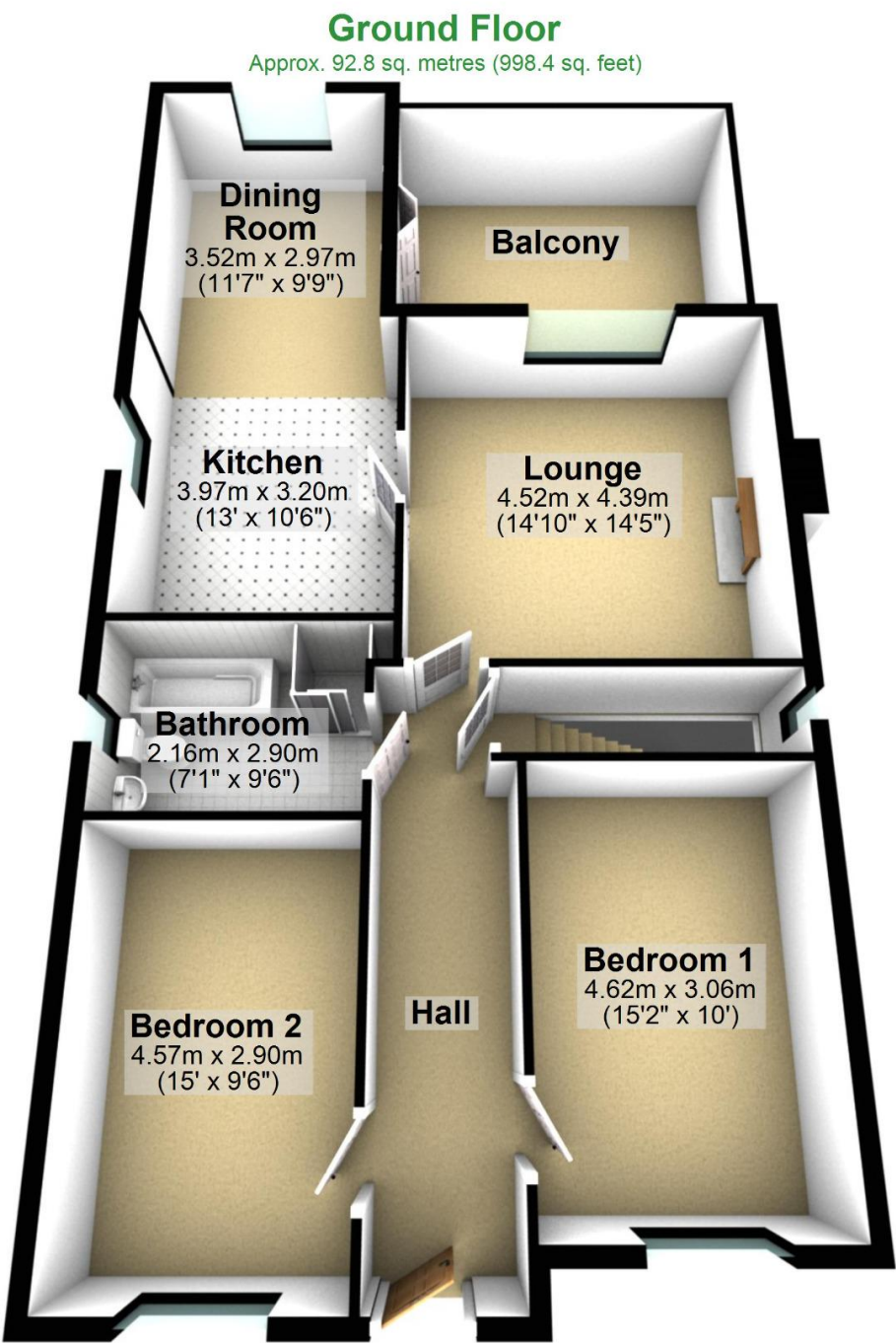


Creation Date

**22/07/2025**

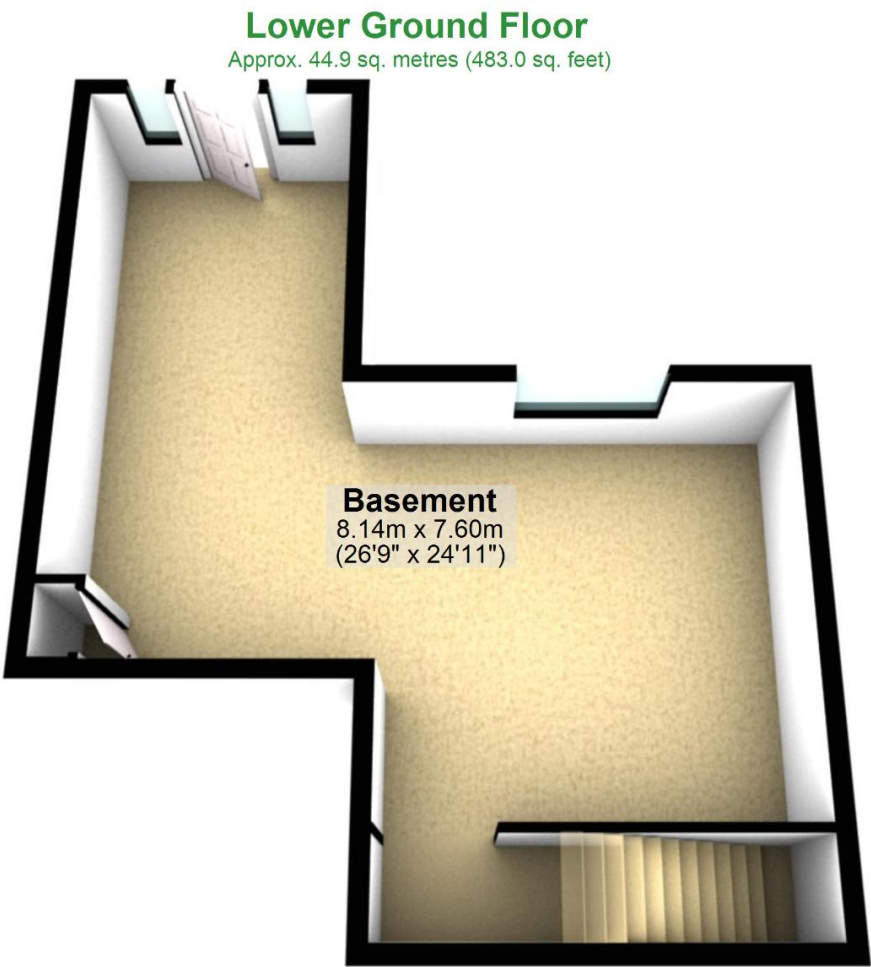
# Property Floor Plans

29 Simpson Street, Hapton, Burnley, Lancashire, BB12 7LJ



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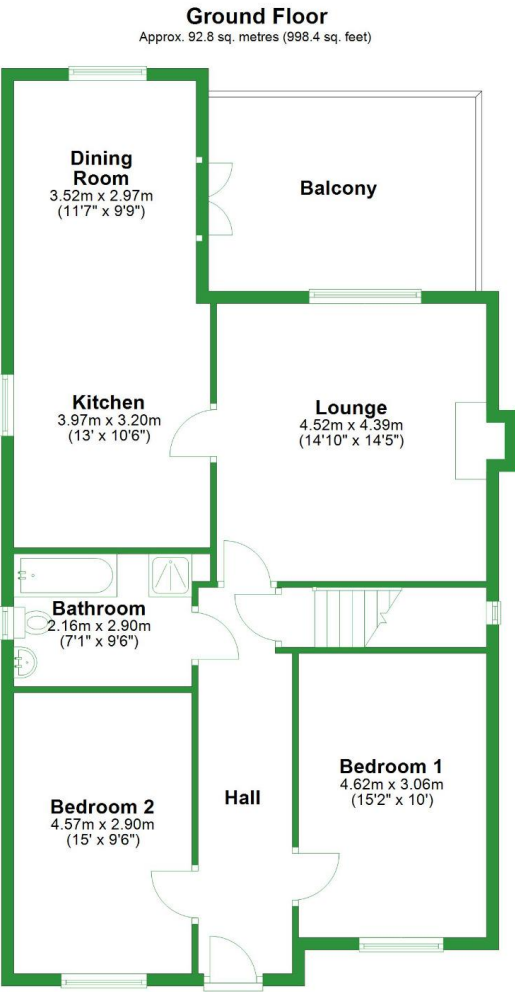


Total area: approx. 137.6 sq. metres (1481.4 sq. feet)

Creation Date  
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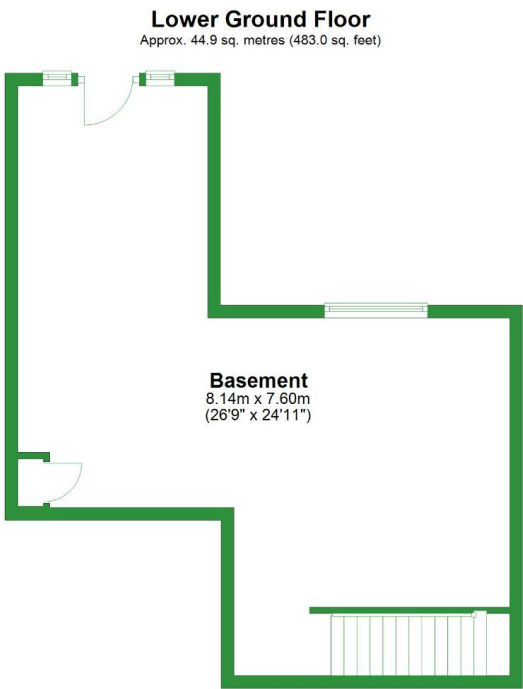
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# Property EPC

29 Simpson Street, Hapton, Burnley, Lancashire, BB12 7LJ

14/07/2025, 13:15

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

29, Simpson Street  
Hapton  
Burnley  
BB12 7LJ

Energy rating  
**C**

Valid until: 22 May 2026  
Certificate number: 0544-3847-7051-9826-8651

Property type

Detached bungalow

Total floor area

88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Energy rating and score

This property's energy rating is C. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)

Score | Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

80 C

91 B

The graph shows this property's current and potential energy rating.

Propertyee get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/0544-3847-7051-9826-8651?print=true>

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22/07/2025

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# Property Info

29 Simpson Street, Hapton, Burnley, Lancashire, BB12 7LJ

Property Type
Bungalows
Property Style
Detached Bungalow
Bedrooms
2
Bathroom
1
Receptions
2
Tenure Type
Freehold
Floor Area
1481.4
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

# Property Info

29 Simpson Street, Hapton, Burnley, Lancashire, BB12 7LJ

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-



# Property Info

29 Simpson Street, Hapton, Burnley, Lancashire, BB12 7LJ

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£239,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

# Property Features

29 Simpson Street, Hapton, Burnley, Lancashire, BB12 7LJ

## Feature 1

Detached Bungalow

## Feature 2

Basement With Access To Garden

## Feature 3

Two Bedrooms

## Feature 4

Generous Lounge With Fire

## Feature 5

Kitchen/ Diner With Integrated Appliances

## Feature 6

Decked Patio Area With Glass Balustrade

## Feature 7

Low Maintenance Gardens

## Feature 8

Off Road Parking

## Feature 9

Close To Major Transport Links

Creation Date

**22/07/2025**

# Property Description

29 Simpson Street, Hapton, Burnley, Lancashire, BB12 7LJ

## **Charming Two-Bedroom Bungalow with Spacious Basement& Stunning Outdoor Living – Hapton**

Nestled in the heart of the popular village of Hapton, this beautifully presented two-bedroom bungalow offers generous living space, stylish interiors, and impressive outdoor features, ideal for those seeking comfort, convenience, and charm.

### Key Features

Two generous double bedrooms

Spacious lounge with feature fire

Modern kitchen diner with integrated appliances

Raised decked seating area with glass balustrade

Bathroom with vanity sink, bath, and separate shower

Large basement with rear garden access, ideal for storage or further potential

Off-road parking for multiple vehicles

Sought-after village location with excellent transport links

### Agent's Perspective

Step inside to find a spacious lounge complete with a cosy fire, creating a warm and inviting atmosphere. The kitchen diner is perfect for both everyday living and entertaining, boasting integrated appliances and French doors that open onto a raised decked seating area with contemporary glass balustrade, the ideal spot for relaxing or hosting on sunny days. The property features two generously sized bedrooms, a modern family bathroom with a vanity sink, bath, and separate shower, offering both practicality and style.

Downstairs, the large basement on the lower ground floor provides versatile space with direct access to the rear garden, perfect for storage, a workshop, home gym, or further development potential (subject to permissions).

Outside, the property benefits from a low-maintenance garden to the front and rear, off-road parking for multiple vehicles, ensuring convenience for residents and guests alike.

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**22/07/2025**