



**Purfield Townside
East Halton
DN40 3PS**

**Offers in the Region Of
£235,000**

Welcome to Purfield, a gorgeous three bed link detached bungalow, nestled in the heart of East Halton. Providing versatile living throughout, this superbly presented bungalow is move in ready, however it still offers lots of potential for the next owner to change the configuration of the layout, if necessary. With easy access to the A180, Humber Bridge and Habrough Train station, this property is ideally positioned for those who commute. Internal viewing is a must and doing so will reveal the wide and welcoming entrance hallway, lounge, dining room/study, kitchen, conservatory, three good size bedrooms and bathroom suite. The master bedroom also benefits from an en-suite. Externally, there are beautifully manicured gardens to the front and rear with ample off road parking and integral garage.

OFFICE HOURS



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OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Entrance Hall

Entering into the spacious entrance reveals access to the loft, a radiator and laminate flooring. There is also a storage cupboard. The loft has a pull down ladder and is boarded also.

Lounge

11' 11" x 17' 11" (3.63m x 5.46m)

Beautifully decorated, the lounge has dual aspect windows to the front and side elevation, coving to the ceiling, two radiator's and carpeted flooring.

Dining Room/Study

9' 11" x 10' 4" (3.02m x 3.15m)

This versatile room creates a good size dining room/study and benefits from carpeted flooring, radiator and uPVC window.

Kitchen

9' 10" x 14' 1" (2.99m x 4.29m)

The kitchen has two windows and a door to the side elevation, carpet tiles, plumbing for a washing machine and a range of fitted units to base and eye level with complimentary splashback and a one and a half sink and drainer. The kitchen also has a freestanding oven, gas boiler and LED Lighting under the wall mounted units.

Conservatory

8' 3" x 8' 1" (2.52m x 2.46m)

Benefiting from a recently upgraded fully insulated pitched roof with uPVC double glazed windows and Patio doors which open out and allow access through to the beautifully kept garden.

Master bedroom

12' 1" x 12' 9" (3.68m x 3.88m)

The master bedroom is a really good size with deep, fitted wardrobes with internal lighting, en-suite, carpeted flooring and uPVC window to the rear elevation.

En-suite

3' 4" x 8' 11" (1.02m x 2.72m)

This well presented en-suite, which is found off the master bedroom boasts modern three piece shower suite, with shower cubical, WC and vanity basin. There is also a frosted uPVC window to the front elevation, wet walls, chrome wall mounted towel heater, extractor fan, LED ceiling spotlights and wall mounted 2Kw heater.

Bedroom Two

10' 6" x 12' 9" (3.20m x 3.88m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring. Sliding patio doors then open into the conservatory.

Bedroom Three

8' 11" x 11' 4" (2.72m x 3.45m)

Bedroom three, is also a good size double, comprising of carpeted flooring, radiator and uPVC window to the rear elevation.

Bathroom

5' 2" x 8' 0" (1.57m x 2.45m)

Enjoying the benefits of a modern three piece suite comprising of bath with overhead shower, low flush WC, vanity wash basin, wet walls, frosted uPVC window, radiator and built in airing/storage cupboard

Garage

The garage has an up and over door, light and power and a personal access door and window to the rear.

Outside

To the front there is a driveway offering off road parking for multiple vehicles and access to the garage. There is also a lawn and established trees and shrubs. To the rear there is a further lawn, established shrubs and two large patio areas giving flexible dining seating areas.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

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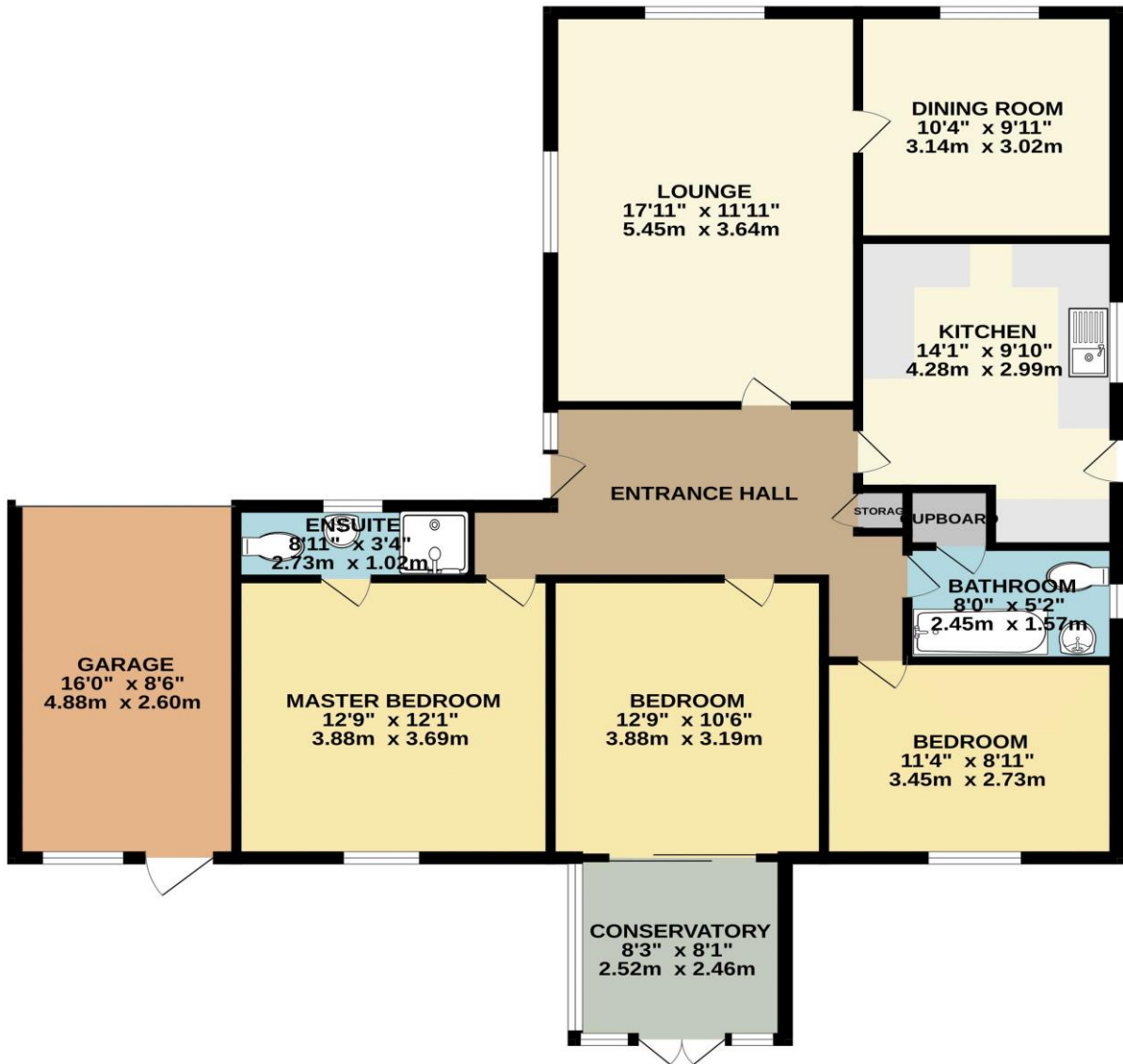
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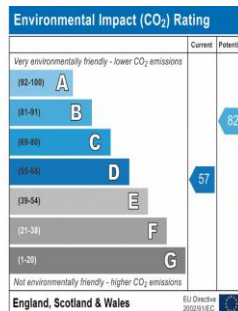
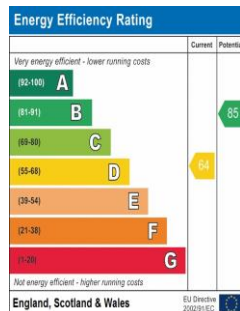
GROUND FLOOR
1237 sq.ft. (114.9 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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