



Impala Way, Hull, HU4 6UH  
Asking Price £110,000

Philip  
**Bannister**  
Estate & Letting Agents




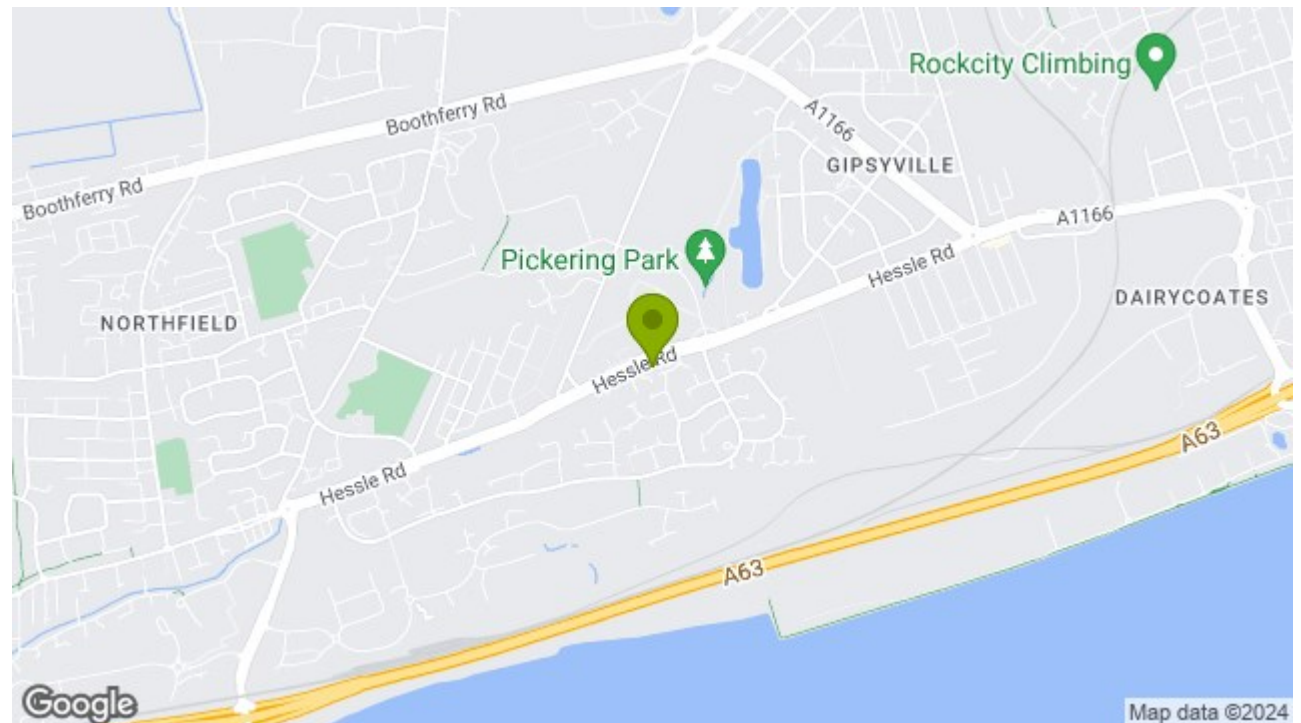
# Impala Way, Hull, HU4 6UH

This delightful 2 bedroom semi-detached bungalow is situated within a highly desirable area and is offered to the market exclusively for the over 55's with 75% ownership. Benefitting from a fantastic position with the cul-de-sac, front and back gardens and off-street parking. View now.

## Key Features

- 75% Ownership
- Immaculately Presented
- Stunning Bathroom
- Superb Front & Rear Gardens
- Ample Off-Street Parking
- 2 Bedrooms
- Over 55's
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









## LOCATION

The property is situated conveniently off Hessle High Road with local shops, public transportation and other local amenities close to hand. Sainsbury's superstore is a short driving distance away and access to both City Centre and the A63/M62 motorway link is obtained from the Clive Sullivan Way.

## ENTRANCE HALL

A pleasant entrance hall providing access to the accommodation with storage cupboard off.

## KITCHEN

10'11 x 10'4 (3.33m x 3.15m )

A well equipped kitchen with shaker style wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Gash Hob and an Electric Oven. Further benefitting from ample dining space, plumbing for an automatic washing machine and a window to the front elevation.

## LIVING ROOM

12'7 x 10'11 max (3.84m x 3.33m max)

With a lovely aspect, generous space and a window to the front elevation.

## BEDROOM 1

13'3 x 8'1 (4.04m x 2.46m)

A bedroom of double proportions with fitted wardrobes and overhead cupboards and a window to the front elevation.

## BEDROOM 2

9 x 5'10 (2.74m x 1.78m )

A bedroom of single proportions with a window to the front elevation.

## BATHROOM

7'11 x 5'11 (2.41m x 1.80m )

A beautiful fully tiled bathroom with a three piece suite comprising of a tiled bath with overhead electric shower, vanity wash hand basin and a low flush WC. Further benefitting from a radiator and a window to the front elevation.

## EXTERNAL;

## DRIVE

The property benefits from a side drive providing off-street parking for multiple vehicles.

## FRONT

To the front of the property is a walled garden with shaped lawn and a garden shed.

## REAR

A low maintenance garden laid mainly to gravel with a footpath, gate and fence.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENURE

We understand that the property is Leasehold.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENTS NOTES

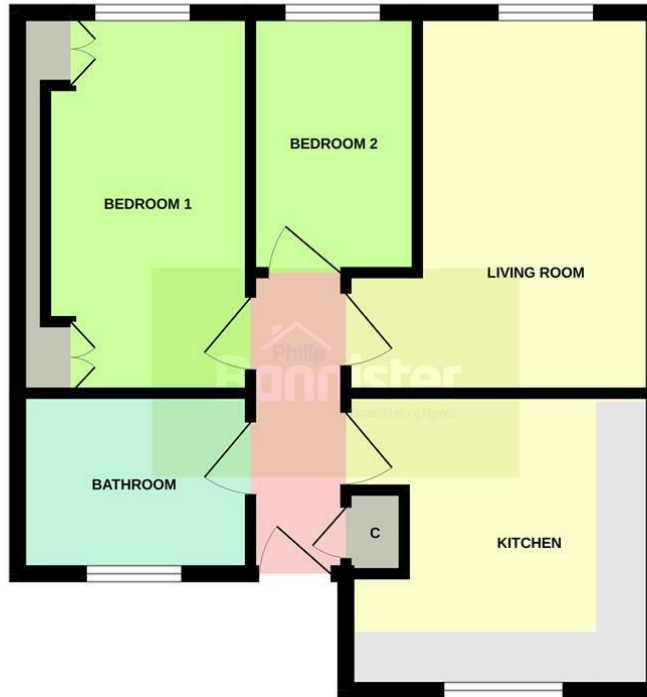
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GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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