



Impala Way, Hull, HU4 6UE  
£385,000





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Platinum Collection

## Impala Way, Hull, HU4 6UE

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A superb detached family home situated in a highly sought-after and popular residential area, offering in excess of 2,200 sq ft of beautifully presented and versatile accommodation. This impressive property boasts five generous double bedrooms and four spacious reception rooms, complemented by a separate office, making it ideal for modern family living and home working. At the heart of the home is a fabulous breakfast kitchen, thoughtfully designed for both everyday living and entertaining, alongside a practical utility room. Externally, the property enjoys a lovely rear garden, perfect for relaxing and outdoor dining, together with a gated driveway providing ample off-road parking and access to an integral garage.





# Impala Way, Hull, HU4 6UE

## Key Features

- Perfect Family Home
- 5 Double Bedrooms
- 4 Reception Rooms + Office
- Immaculately Presented
- Superb Rear Garden
- Desirable Location
- Modern Kitchen & Bathrooms
- Gated Driveway
- EPC =
- Over 2,200 sqft of Accommodation



| 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<br>2002/91/EC |           |

## **GROUND FLOOR;**

### **ENTRANCE HALL**

A welcoming entrance hall providing access to the accommodation.

### **LIVING ROOM**

A generous living space with feature fireplace housing a gas fire and also benefits from a window to the front elevation.

### **KITCHEN**

With shaker graphite wall and base units, wooden work surfaces, kitchen island with breakfast bar and a tiled splashback. Integrated appliances include a Fridge/Freezer and an Extractor. Further benefitting from a window to the rear elevation, plumbing for a Dishwasher and is open to the Dining Area/Sitting Room.

### **DINING AREA / SITTING ROOM**

A further versatile reception space ideally located off the kitchen, currently utilised as a sitting room but could easily work as a dining area, has the benefit of being open to both the Kitchen and Garden Room.

### **GARDEN ROOM**

Currently utilised as a dining room with a fabulous aspect over the rear garden with windows to the side and rear elevation, French doors leading to the patio area,

### **UTILITY ROOM**

With shaker style wall and base units, laminated work surfaces, a tiled splashback and a sink unit. With further plumbing for an automatic washing machine, space for a tumble dryer and a door to the rear elevation.

### **OFFICE**

Ideal for a work from home office with laminate wood flooring and a window to the side elevation.

### **SNUG**

A cosy reception space with laminate wood flooring, storage cupboard and a window to the front elevation.

### **WC**

With low flush WC and laminate wood flooring.

## **FIRST FLOOR;**

### **BEDROOM 1**

A fabulous master bedroom with fitted wardrobes, recessed spotlights, two windows to the front elevation and access to the en-suite.

### **EN-SUITE**

With a three piece suite comprising of a walk-in shower, a WC and a vanity wash hand basin. Further benefitting from tiled flooring, fitted storage unit, heated towel rail and window to the side elevation.

### **BEDROOM 2**

A bedroom of double proportions with laminate wood flooring and a window to the rear elevation.

### **BEDROOM 3**

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

### **BEDROOM 4**

A bedroom of double proportions with laminate flooring and a window to the rear elevation.

### **BEDROOM 5**

Another double bedroom with fitted wardrobes, laminate wood flooring and a window to the side elevation.

## **BATHROOM**

A fabulous bathroom with a four piece suite comprising of a free standing bath tub - wit tap stand, a walk-in shower, a vanity wash hand basin and a WC. Further benefitting from tiled flooring, partially tiled walls, a heated towel rail and a window to the side elevation.

## **EXTERNAL;**

### **FRONT**

A gated brick-set driveway providing ample off-street secure parking.

### **REAR**

A lovely rear garden with shaped lawn, brick-set patio area with fixed pergola, further sandstone patio area with another fixed pergola. timber fencing and a variety of plants and shrubs.

### **GARAGE**

With an up and over door, light and power supply.

## **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.

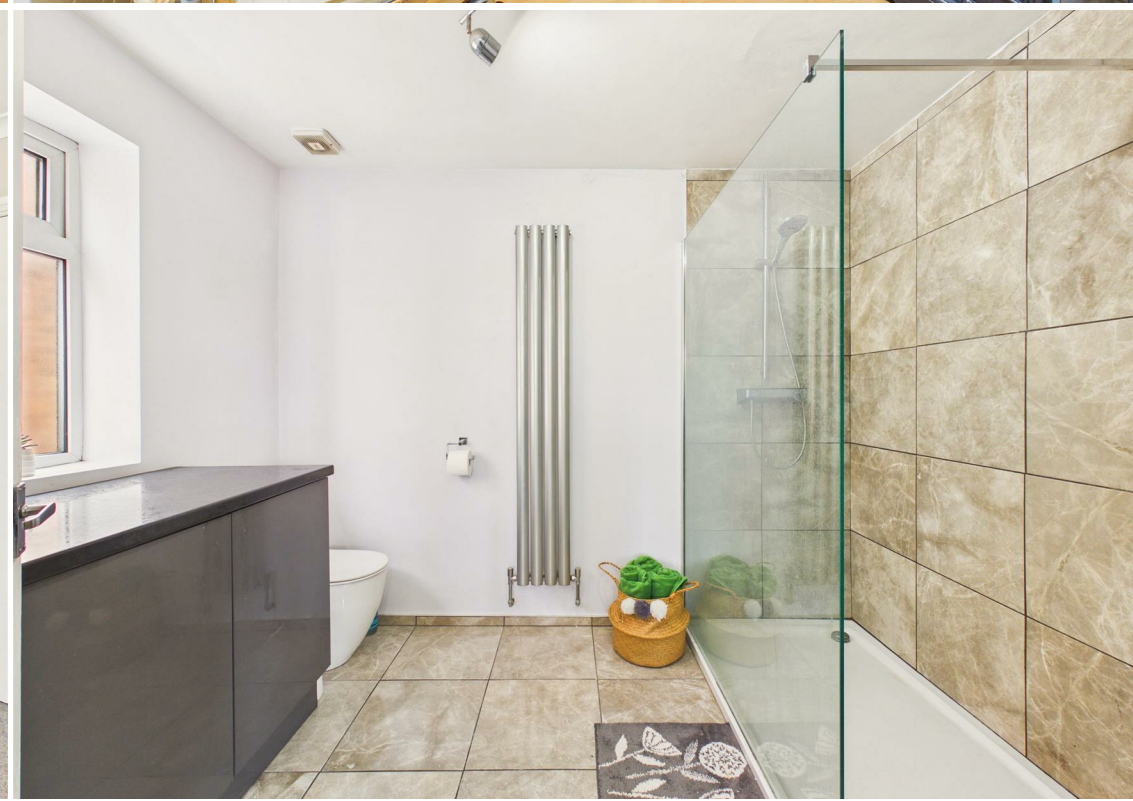
**DOUBLE GLAZING** - The property has the benefit of replacement PVC double glazed frames.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E (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.

### **AML.**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

### **TENURE.**

We understand that the property is Freehold. This should be clarified by your legal representative.

### **MORTGAGES**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **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**

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior

to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)











**Approximate total area<sup>(1)</sup>**  
2451 ft<sup>2</sup>  
**Reduced headroom**  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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