



Impala Way, Hull HU4 6UH

Welcome to

Impala Way, Hull

Lovely Shared Ownership Bungalow On Popular Summergroves Way Development with - Entrance Hall, Lounge, Fitted Kitchen, Conservatory, Bedroom, Wet Room Shower Room, Gardens & Off Street Parking! Book your viewing today!



Entrance Hall

With double glazed door to the front and storage cupboard.

Lounge

With double glazed window to the side, feature fireplace housing electric fire, radiator, coving to the ceiling and double glazed patio style doors leading to the Conservatory.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a cooker, cooker-hood, space for a fridge freezer, feature radiator, space for a tumble dryer, plumbing for an automatic washing machine, spot light points, central heating boiler, coving to the ceiling and double glazed window to the front.

Conservatory

With double glazed windows to the side and rear, radiator, wall light points and double glazed french style doors leading to the Rear Garden.

Bedroom

With double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes and drawers with overbed storage.

Wet Room Shower Room

With shower, vanity wash hand basin, low level wc, spot light points and double glazed window to the front.

Outside

Front Garden

With gravelled area, block paved path, side access gate and wrought iron fencing.

Rear Garden

With block paved area, wall, gravelled area, borders, fencing and driveway providing off street parking accessed via wrought iron gates.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.



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Welcome to

Impala Way, Hull

- ***SHARED OWNERSHIP - 75% SHARE OFFERED***
- Semi-Detached Bungalow Off Summergroves Way
- Wet Room Shower Room & Conservatory
- Off Street Parking
- Extremely Popular Residential Location

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£130,000



Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111633 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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