



26 Impala Way, Hull
Offers Over £89,950

75% Ownership. An over 55s semi detached bungalow which is situated on the popular Summergroves Way development is offered to the open market with no chain involved.

INTRODUCTION

An over 55s semi detached bungalow which is situated on the popular Summergroves Way development is offered to the open market with no chain involved. The property has gas central heating, double glazing and briefly comprises entrance hall, lounge, kitchen, conservatory, shower/wet room, bedroom and gardens front and rear and side driveway. Early viewing is a must

LOCATION

The property is situated conveniently off Summergroves Way, 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

With double glazed entrance door, access to roof void and radiator.

LOUNGE 13'1 x 11'4 widening to 15'3 (3.99m x 3.45m widening to 4.65m)

With double glazed window to rear elevation, feature fireplace, electric fire, dado rail, 2 radiator and double glazed door giving access to roof void.

KITCHEN 10'8 x 11'4 narrowing to 8'4 (3.25m x 3.45m narrowing to 2.54m)

With a range of base and wall units, laminate work surfaces, stainless steel sink unit, gas cooker point, plumbing for automatic washing machine, radiator and double glazed window to front elevation.

CONSERVATORY

With tiled floor, double glazed door.

BEDROOM 13'8 x 8'4 (4.17m x 2.54m)

With double glazed window to rear elevation, built in wardrobes, over cupboards and radiator.

SHOWER/WET ROOM 6'4 max measurements x 8'4 max measurements (1.93m max measurements x 2.54m max measurements)

With three piece suite, comprising shower, wash hand basin, w.c., radiator, fully tiled to walls, double glazed window to front elevation.

OUTSIDE

Outside are gardens to the front and rear, the front is lawn with flower and shrub borders, wrought iron fencing and gate and driveway with double gate giving off road parking. To the rear again is a lawn garden flower and shrub borders, patio and pebbled seating areas, shed, fence forming boundary and gate.

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 - The property lies within Band B (Hull City Council)

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.

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.

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 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.

AGENTS NOTE

The agents 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.

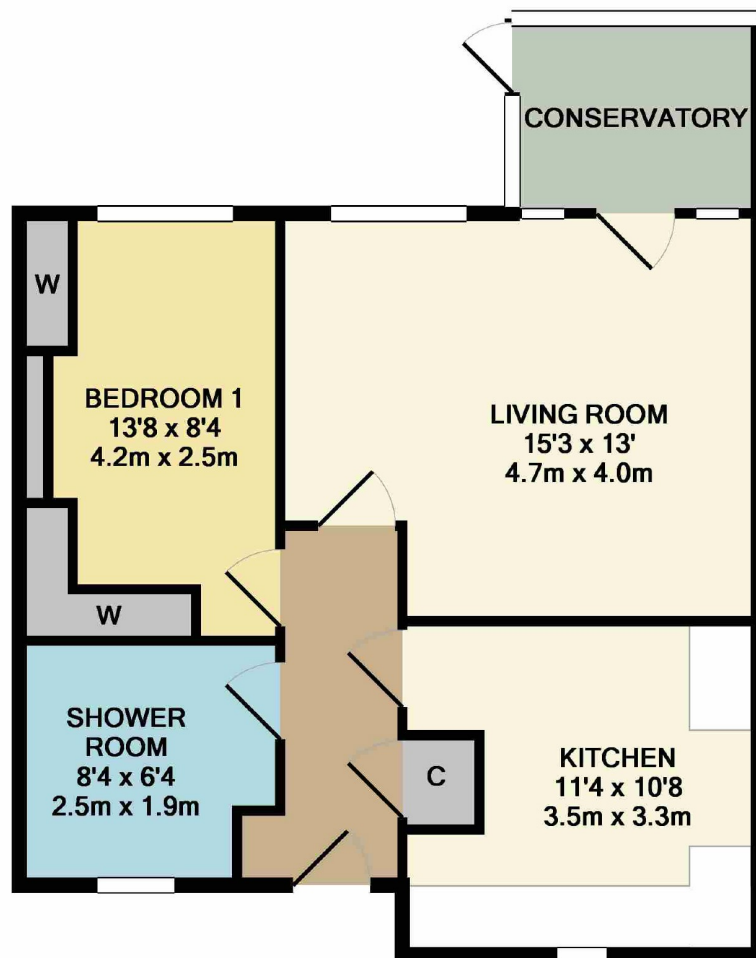
The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are

conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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