

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*48 Impala Way, Hull, East Yorkshire, HU4 6UE*

- 📍 Semi-Detached Bungalow
- 📍 Large South Facing Plot
- 📍 Breakfast Kitchen
- 📍 Council Tax Band = B
- 📍 Move-In Ready Condition
- 📍 Driveway & Garage
- 📍 No Onward Chain!
- 📍 Freehold / EPC =

**£185,000**

## *INTRODUCTION*

This semi-detached bungalow is presented in "move-in" condition and occupies a larger than average plot within this popular residential area. Originally built with two bedrooms, the property has been reconfigured by the current owners to create a larger living room; however, the original two-bedroom layout could be reinstated by a new owner if required.

Offered for sale with no onward chain, the accommodation comprises an entrance porch and hallway leading to a breakfast kitchen and a spacious lounge. To the rear, a conservatory provides additional living space with views over the garden. There is one double bedroom featuring fitted wardrobes and a bathroom.

The property stands in a generous plot with a gravelled garden and picket fence to the front. A side driveway leads through wrought iron gates to a detached garage. The outdoor space is divided into two main areas: one side of the garage features an artificial lawn, gravelled areas, and established trees, while the main rear garden enjoys a southerly aspect and is laid to lawn with gravelled and planted borders. A garden shed is also included.

## *LOCATION*

The property is situated within the popular Summergroves Way development in West Hull, a sought-after residential location on the fringe of Hessle. This position offers convenient access to the wide range of shops, cafes, and amenities found in Hessle town centre, as well as the nearby Sainsbury's retail park. The area is well-served by excellent transport links, with easy access to the A63 for commuting into Hull city centre or towards the M62 motorway. Regular bus routes are available nearby, making this an ideal location for those seeking a quiet residential setting with great connectivity.

## *ACCOMMODATION*

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

### *ENTRANCE PORCH*

With door to:

### *ENTRANCE HALLWAY*



## *BREAKFAST KITCHEN*

Having a range of fitted base and wall units with laminate worktops incorporating a sink and drainer with mixer tap. There is a cooker point, plumbing for a washing machine and window to the front elevation.



## LOUNGE

A spacious living area featuring patio doors that lead through to the conservatory. This room currently incorporates the original second bedroom; however, a new owner could easily reinstate the partition should they wish to return the property to a two-bedroom layout.



## CONSERVATORY

With double doors leading out to the rear garden.



## BEDROOM

With fitted wardrobes and window to rear.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Part tiling to walls, window to the front elevation.



## OUTSIDE

The property stands in a generous plot with a gravelled garden and picket fence to the front. A side driveway leads through wrought iron gates to a detached garage. The outdoor space is divided into two main areas: one side of the garage features an artificial lawn, gravelled areas, and established trees, while the main rear garden enjoys a southerly aspect and is laid to lawn with gravelled and planted borders. A garden shed is also included.





*REAR VIEW*



## *GARAGE*



## *HEATING*

The property has the benefit of gas central heating.

## *GLAZING*

The property has the benefit of uPVC double glazing.

## *MATERIAL INFORMATION*

Shared access to the left of the property leads to a private driveway. This access is shared with four neighboring properties, with maintenance costs split equally between 48 Impala Way and the four other users.

## *TENURE*

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

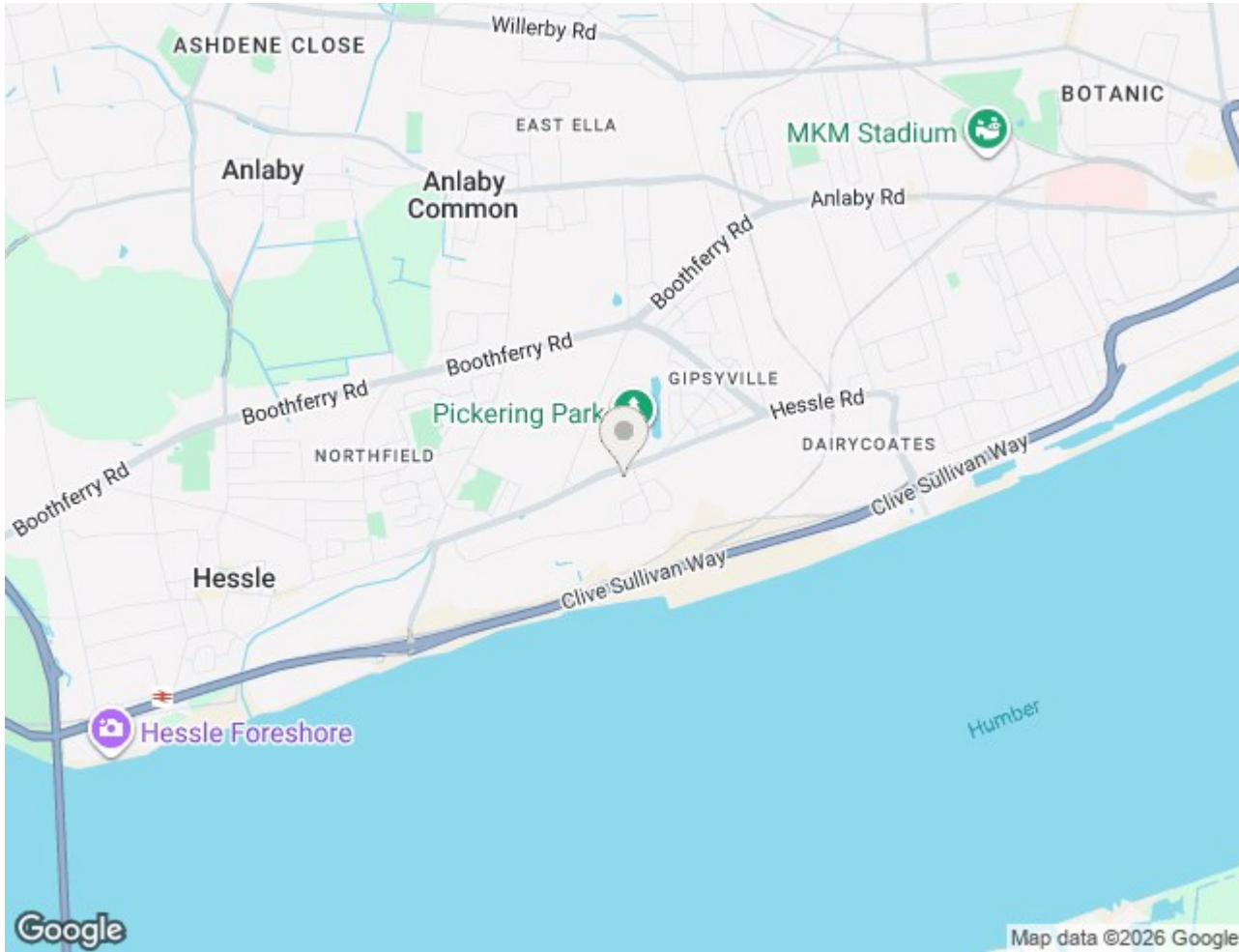
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents 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 Limb Estate Agents 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## *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. AI may have also been used to enhance photography.

## *PROPERTY TO SELL?*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	