

43 Imperial Way, Hull

Kingston Upon Hull

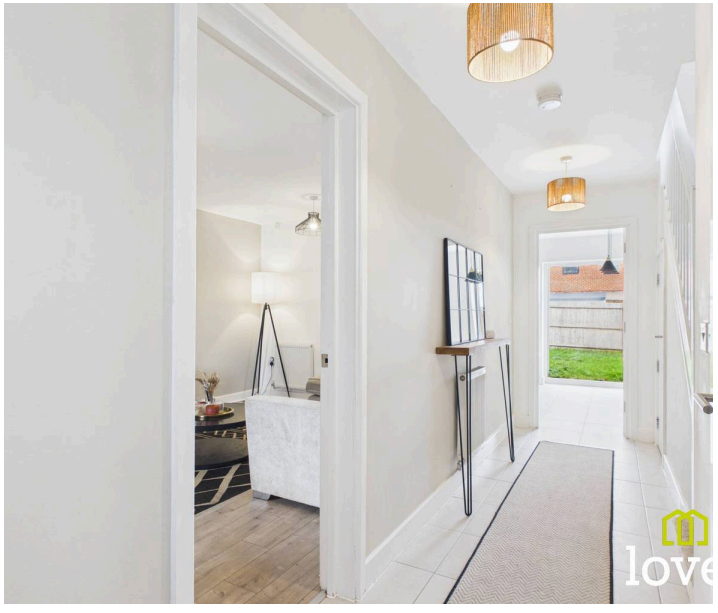
Asking Price £225,000

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43 Imperial Way

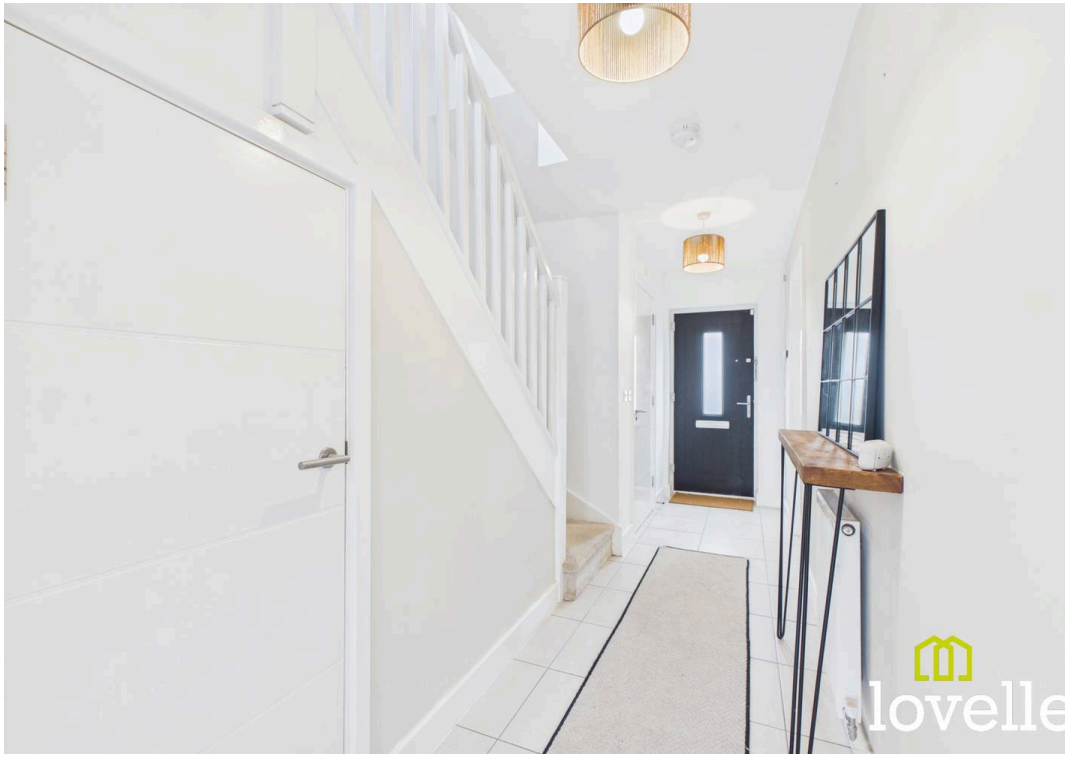
Hull

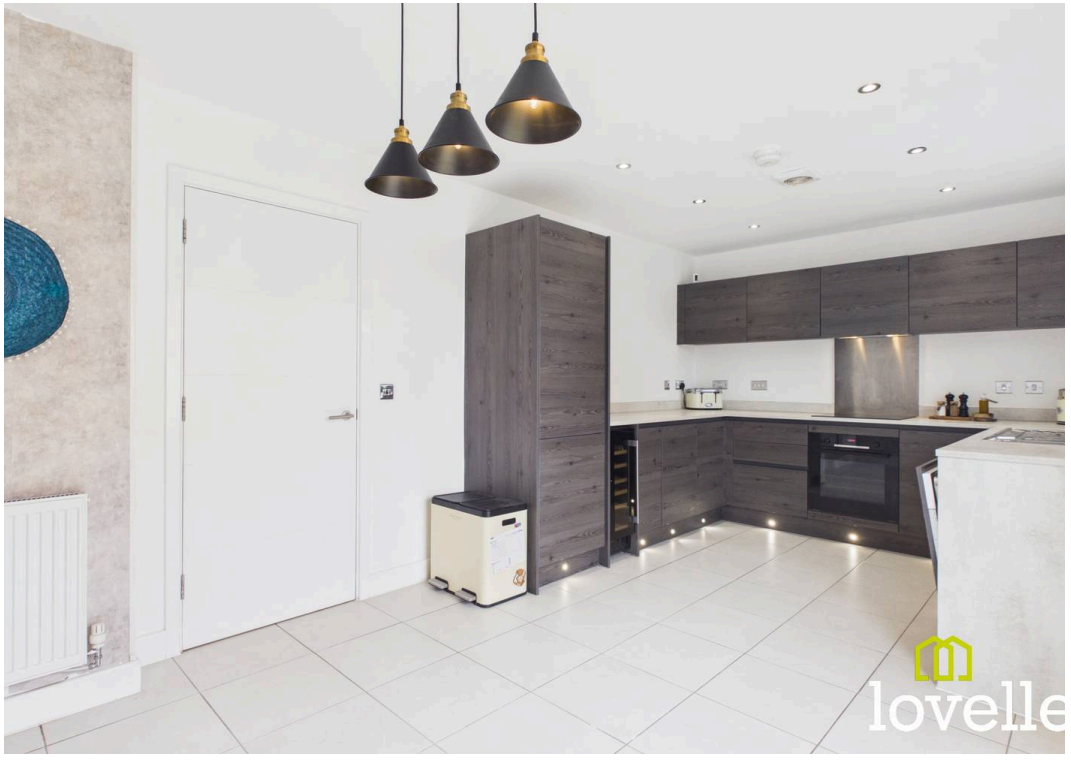
This impressive four bedroom semi-detached home offers spacious & versatile living across three well-designed floors, making it ideal for modern family life. Step inside & discover a welcoming entrance hall, with a convenient ground floor W.C., leading to an expansive kitchen diner. Integrated appliances & ample workspace create a stylish & practical hub for both everyday dining & entertaining. The generous reception room is flooded with natural light, providing an inviting space for relaxation & gatherings. Upstairs four double bedrooms & a family bathroom offer flexibility for family, guests or home working, while the principal suite on the top floor provides a true retreat, featuring a large layout & an ensuite bathroom.

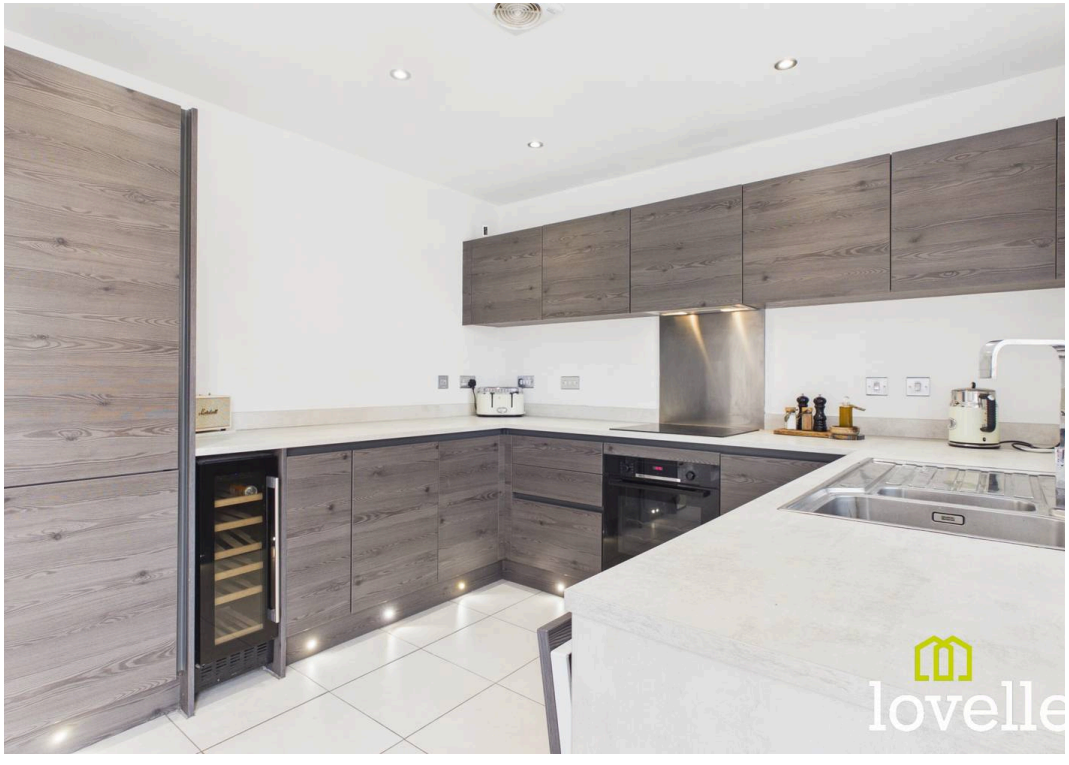
The outside space is equally impressive boasting a wrap-around front garden, mainly laid to lawn. To the rear is a spacious, low maintenance garden which offers a tranquil escape with a paved sun terrace perfect for outdoor dining or relaxing & a raised border filled with mature planting. High level, secure fencing surrounds the perimeter creating a safe & private environment, a gate leads directly to the rear driveway. The driveway itself spans the full width of the plot providing off-road parking for up to three vehicles. There is a brick-built, detached garage which benefits from power & lighting, an up-&-over vehicle door & a rapid EV rapid charger, making it practical for both storage and modern motoring needs.

This wonderful home combines generous indoor living with exceptional outdoor space, promising a lifestyle of comfort & convenience. Offered with no onward chain, ensuring a straightforward move for the new owners & in move-in condition, all designed to meet the needs of contemporary family living.









Hallway
16' 10" x 3' 11" (5.12m x 1.19m)
A bright & airy entrance hall laid to Porcelain tiles & with neutral décor, providing access to the sitting room, ground floor W.C, utility cupboard, kitchen diner & with a stairs rising to the first floor central landing.

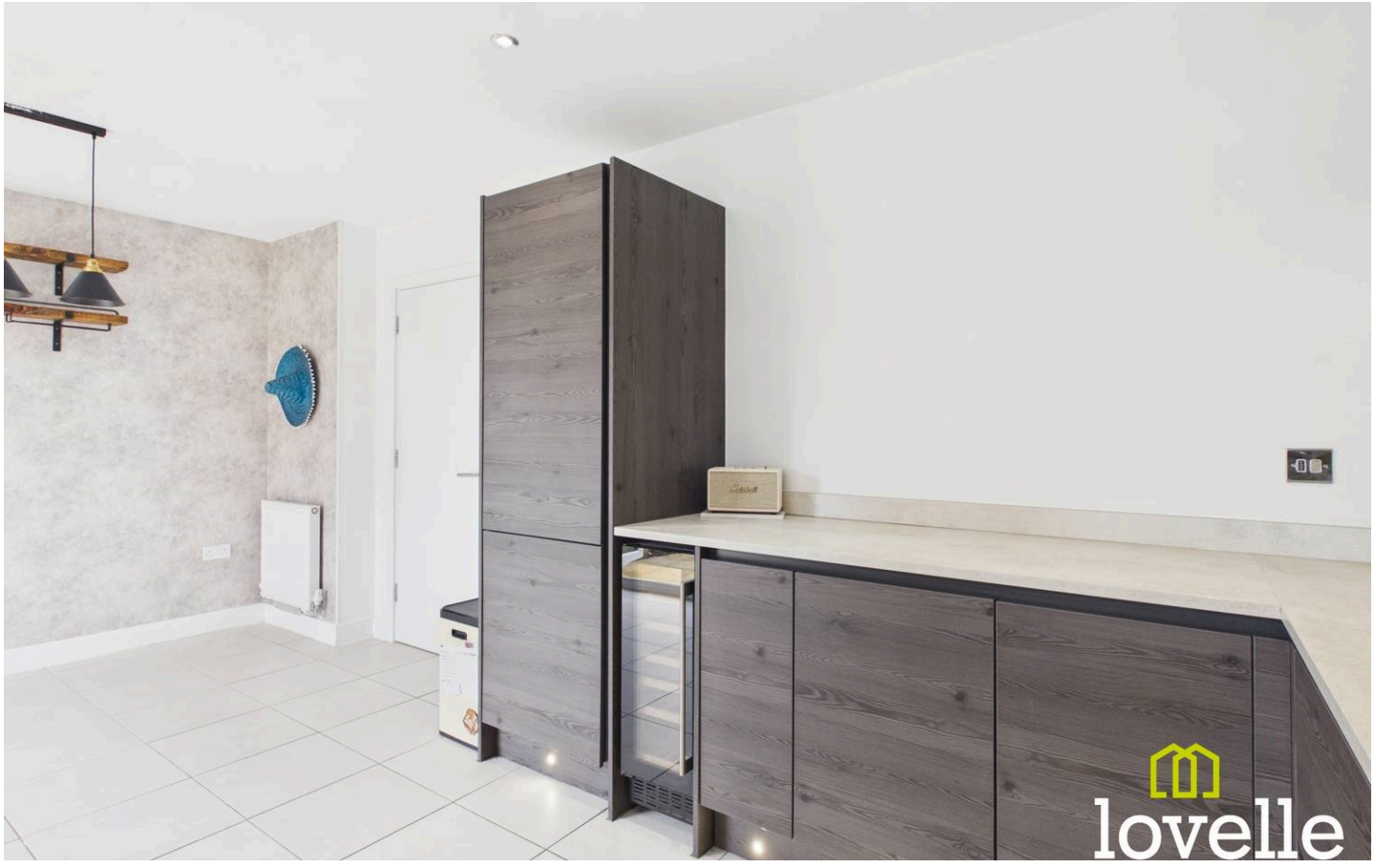
Sitting Room
16' 8" x 10' 11" (5.07m x 3.33m)
A spacious reception room laid to wood-effect flooring & with a window to the front of the property, offering ample space for a large corner sofa & with data & power provision for a wall-hung television.

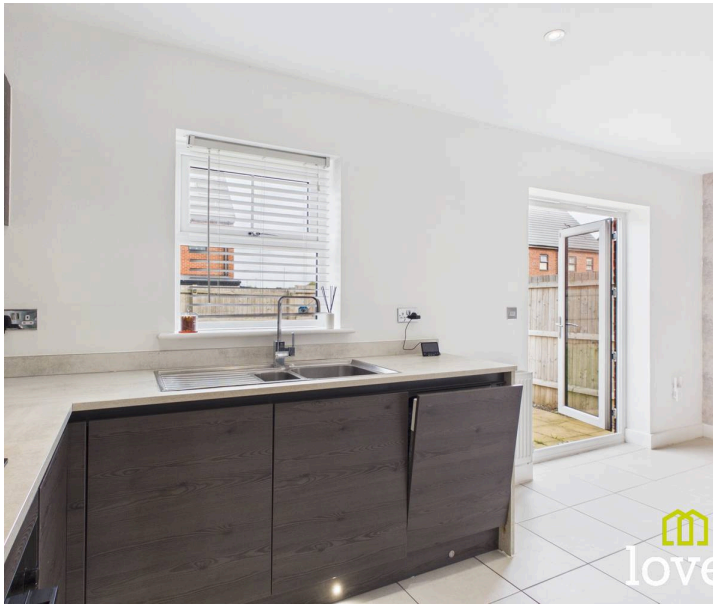
Ground Floor W.C.
6' 2" x 2' 11" (1.88m x 0.90m)
Laid to Porcelain tiles & fitted with a two-piece IDEAL suite comprising of a pedestal wash basin with Chrome mixer tap over & a close-coupled toilet, there is a central heating radiator & an externally-vented extractor.

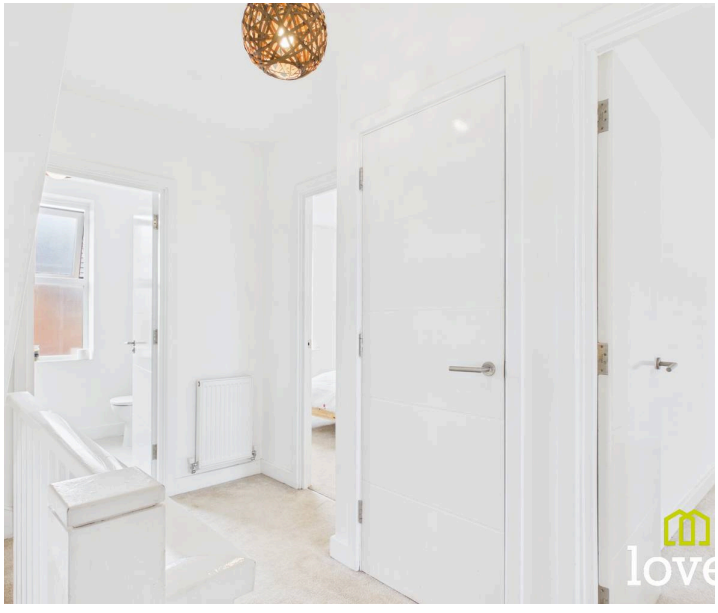
Utility Cupboard
5' 2" x 2' 7" (1.57m x 0.78m)
Located underneath the stairs, this room houses the IDEAL gas combi boiler & the incoming broadband connections, a great area to store cloaks, shoes & to locate a condensing tumble dryer.

Kitchen Diner
18' 4" x 10' 0" (5.58m x 3.06m)
A generous open plan kitchen & dining room with double French doors leading out to private rear garden & paved terrace, laid to porcelain tiles & fitted with a range of high specification wall & base units in an Ash finish with stone effect worksurfaces over. Fitted with several integrated appliances & a variety of lighting options.

Central Landing
11' 1" x 4' 2" (3.37m x 1.27m)
A bright & airy first floor landing with a South-facing window, providing access to three bedrooms, the family bathroom & a large laundry cupboard.







Laundry Cupboard
3' 7" x 2' 11" (1.09m x 0.89m)
A full-height storage cupboard housing the large, vented hot water tank, providing background warmth, perfect for storing linen.

Family Bathroom
6' 3" x 8' 6" (1.90m x 2.59m)
A spacious family bathroom laid to Porcelain floor tiles & with marble-effect wall tiles to the splash areas. There is a three-piece IDEAL suite comprising of a large bath tub with a thermostatic shower over, a large pedestal wash basin with Chrome mixer tap over & a close-coupled W.C. There is a Chrome towel radiator, an obscured-glass window to the front of the property & an externally-vented extractor.

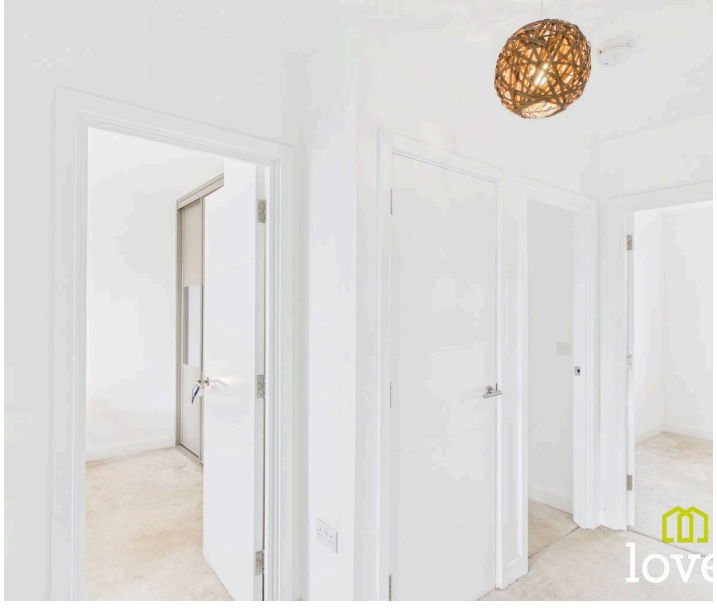
Bedroom No. 2
12' 10" x 9' 1" (3.91m x 2.77m)
A spacious double bedroom located to the rear of the property, laid to carpet, with high ceilings, neutral décor & a large window with views across the rear garden.

Bedroom No. 3
12' 3" x 9' 8" (3.74m x 2.95m)
A large double bedroom to the front of the property, neutral décor, laid to carpet & offering a full wall of wardrobes with sliding, mirrored doors.

Bedroom No. 4
9' 4" x 9' 0" (2.84m x 2.74m)
A further generous double bedroom to the rear of the property, laid to carpet, with neutral décor & a window with views over the rear garden.

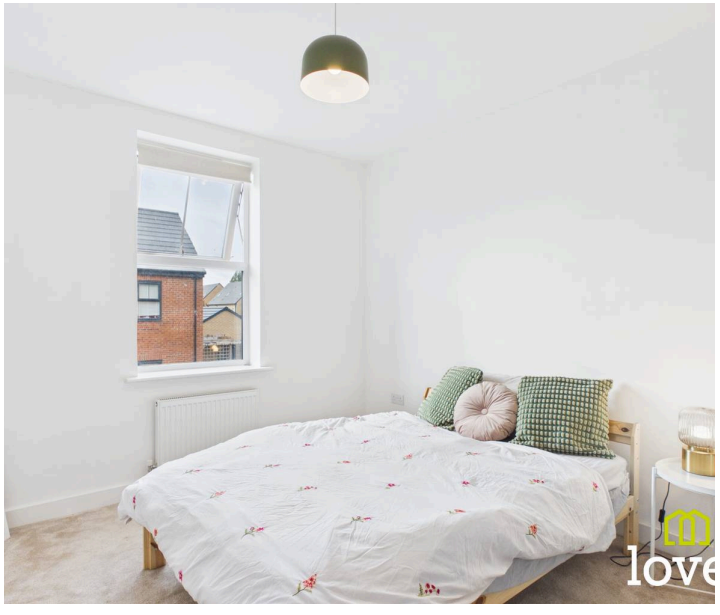
Top Landing
5' 3" x 3' 3" (1.60m x 1.00m)
Located at the top of the property, providing access to the principal suite, there is a South-facing window.

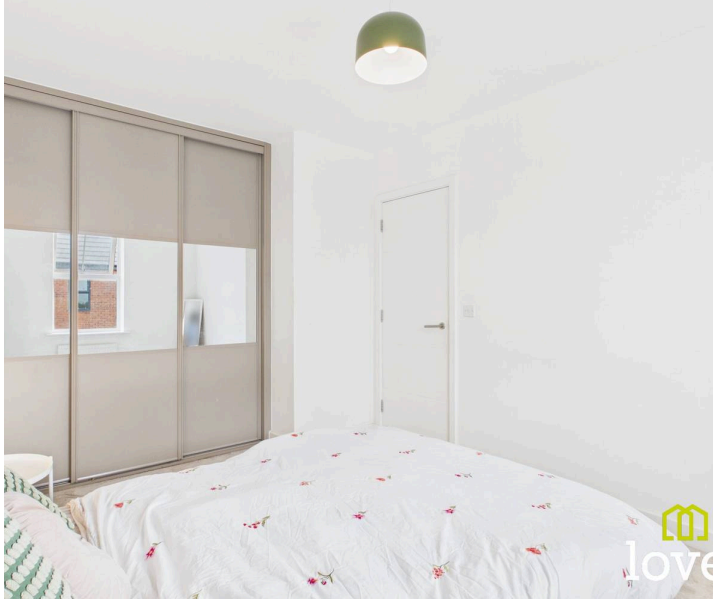






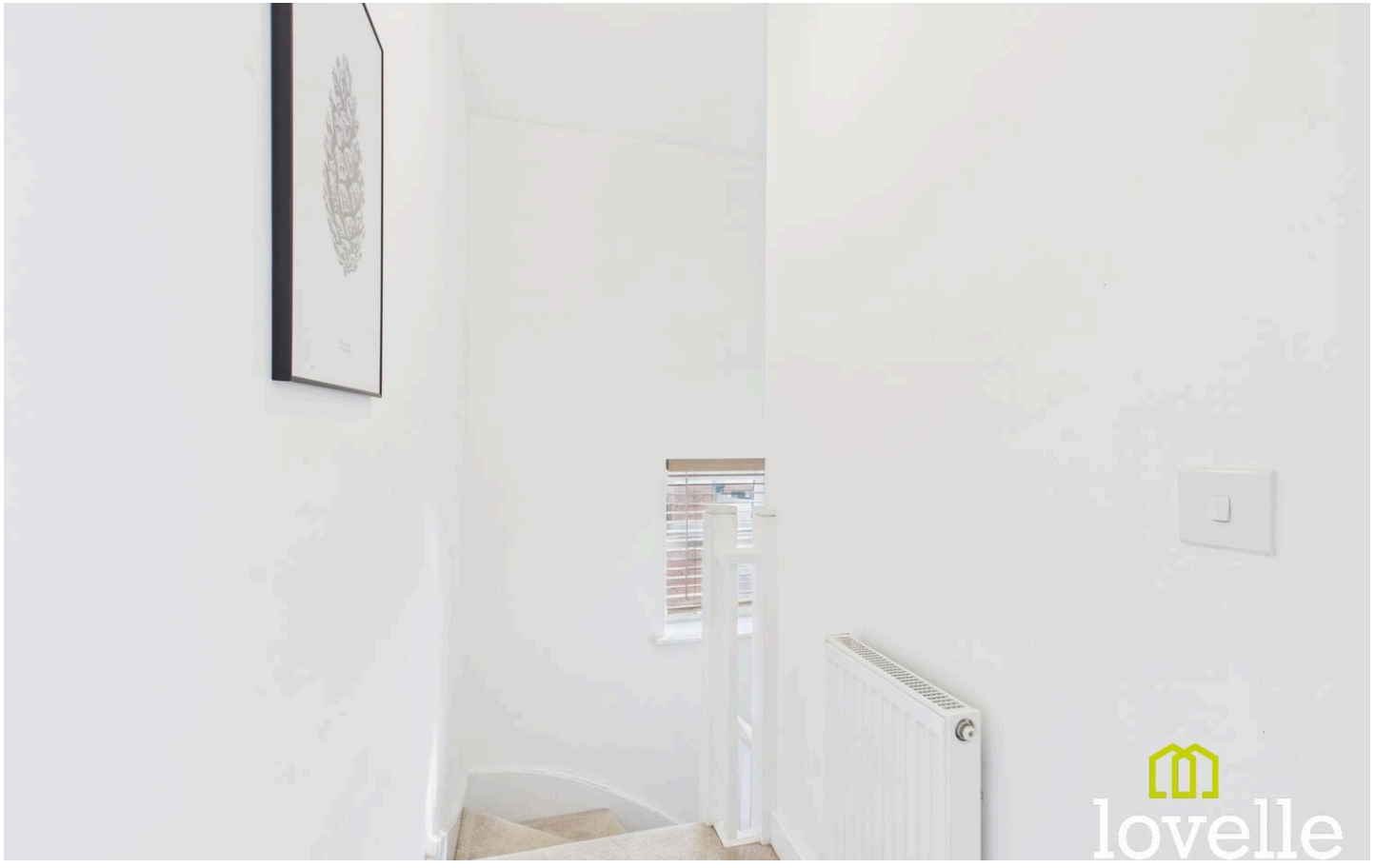






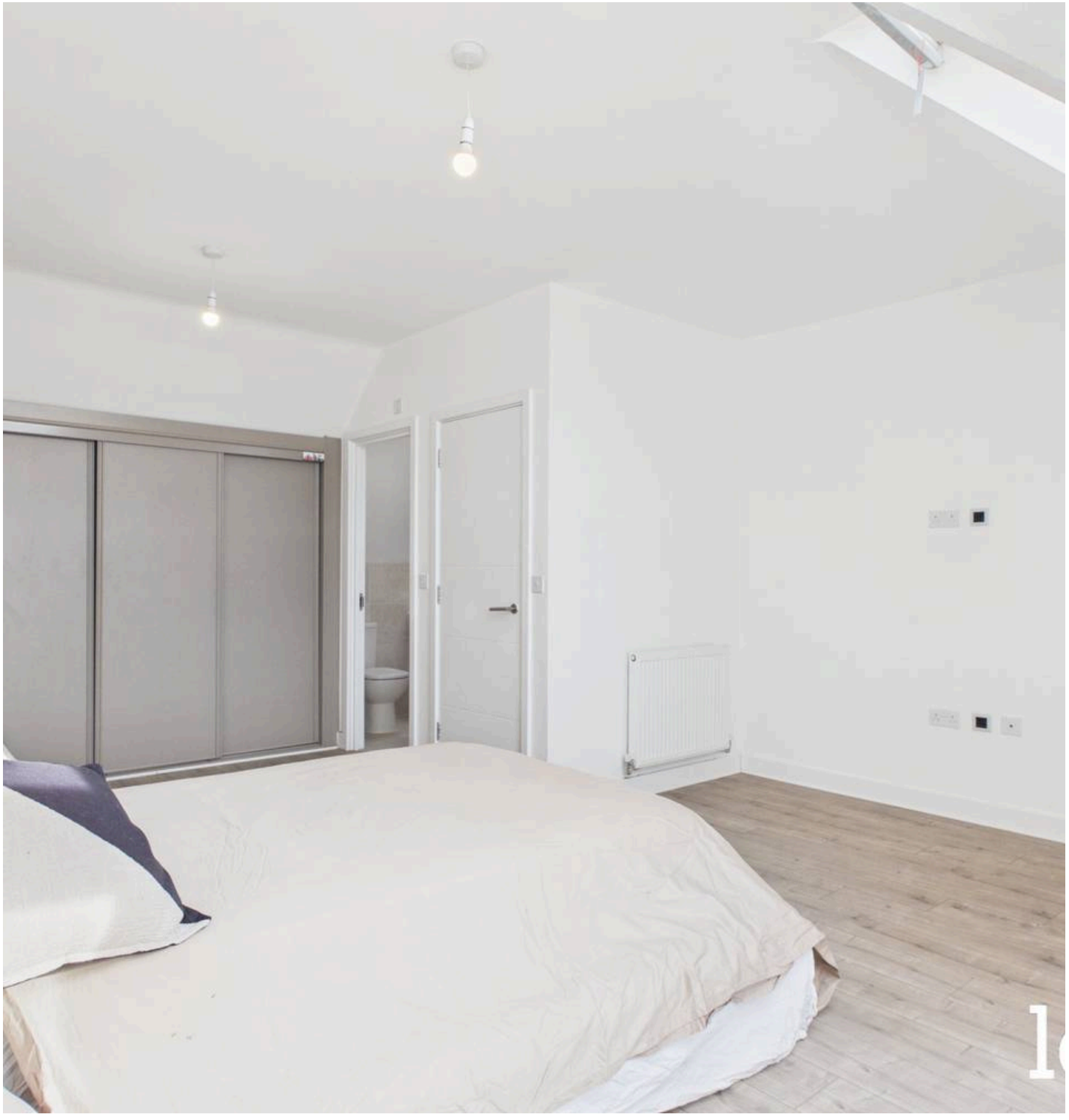
Principal Suite / Bedroom No. 1
20' 0" x 15' 1" (6.09m x 4.59m)
A vast, second-floor principal suite flooded in natural daylight from the two sets of double, Velux roof windows. Laid to wood-effect flooring, boasting a generous seating/dressing area, a large range of fitted bedroom furniture & a spacious ensuite bathroom.

Ensuite Bathroom
8' 1" x 5' 10" (2.47m x 1.77m)
A fabulous ensuite bathroom with Travertine wall & floor tiling, fitted with a luxurious IDEAL three-piece suite comprising of a large corner cubicle with a MIRA double-head shower, a large pedestal wash basin with Chrome mixer tap over & a close-coupled W.C. There is a tall Chrome towel rail, an externally-vented extractor & a VELUX roof light.


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FRONT GARDEN

A wrap-around garden mainly laid to lawn & with a planted border of established shrubbery.

REAR GARDEN

A spacious & private, low maintenance rear garden, mainly laid to lawn & offering a paved sun terrace & a raised border with mature planting. High level, secure fencing is to the perimeter & there is a gate out to the rear driveway.

Driveway

3 Parking Spaces

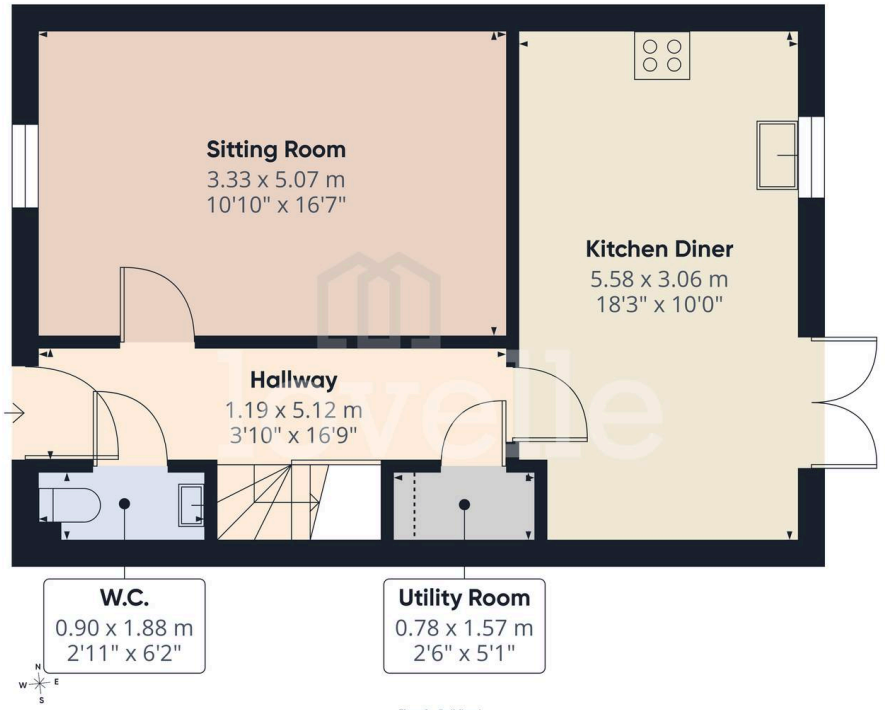
A driveway spanning the full-width of the plot & providing off-road parking for three vehicles.

Garage

Single Garage

A brick-built, detached garage with power & lighting. There is an up-&-over vehicle door & an EV rapid charger.

- No Chain Sale
- EV Charging Point
- Driveway & Detached Garage
- Generously-sized Private Garden
- Ground Floor W.C.
- Large Second Floor Principal Suite With Ensuite
- Kitchen Diner With Integrated Appliances
- Three Storey Living
- Spacious Reception Room
- Four Double Bedrooms
- Tenure: Freehold
- E.P.C: B
- Council Tax Band: D



Floor 0 Building 1

Approximate total area(1)
45.1 m²
485 ft²

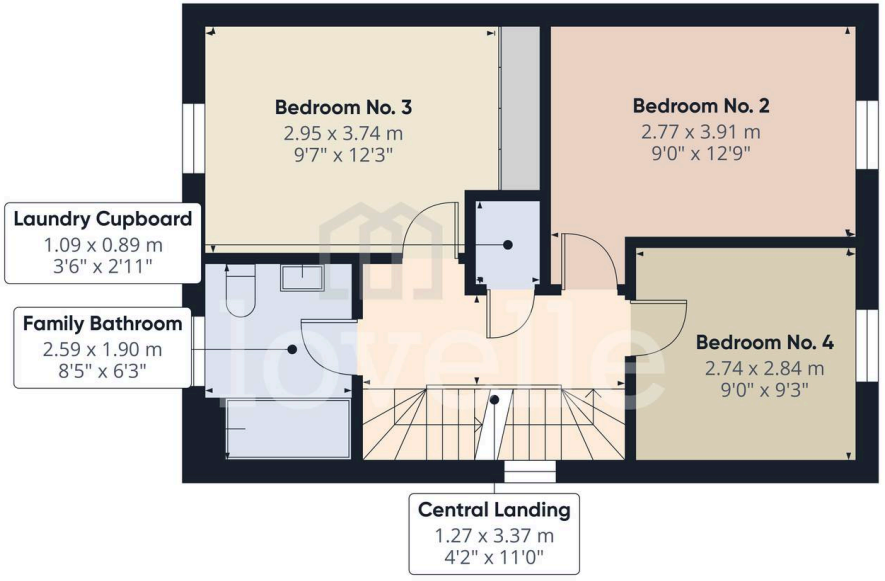
Reduced headroom
0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/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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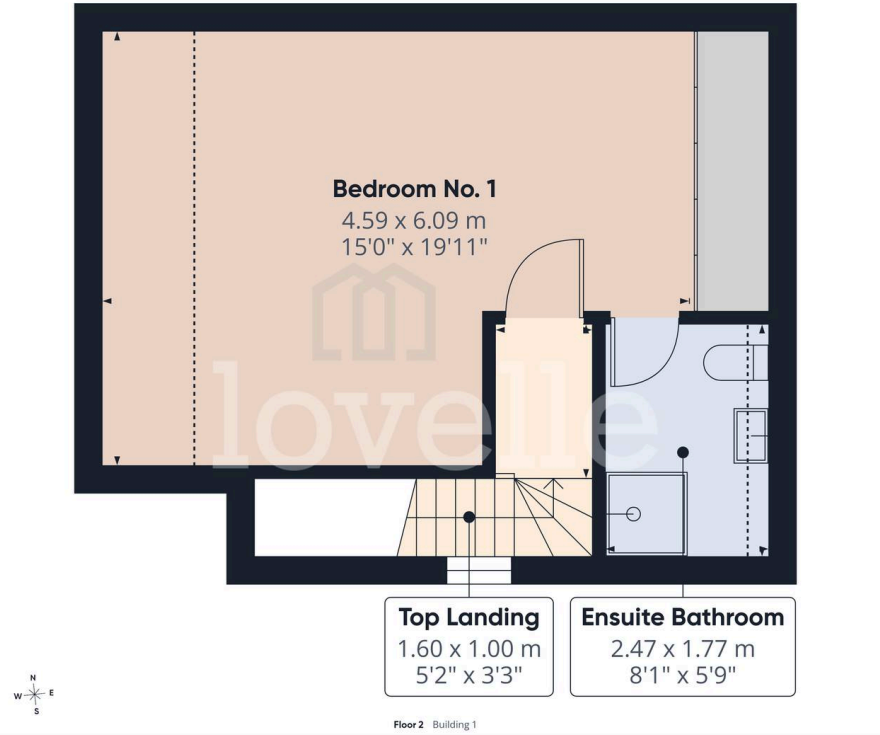
Floor 1 Building 1

Approximate total area(1)
42 m²
453 ft²

(1) Excluding balconies and terraces

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Floor 2 Building 1

Approximate total area(1)
32.6 m²
351 ft²

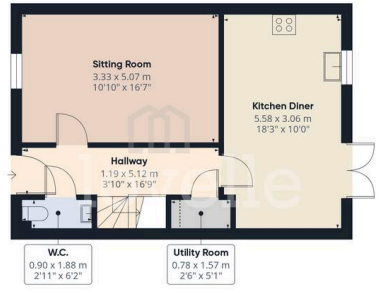
Reduced headroom
4.7 m²
50 ft²

(1) Excluding balconies and terraces

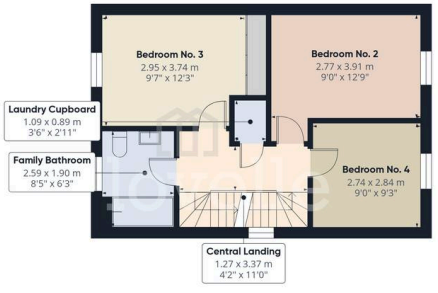
Reduced headroom
Below 1.5 m/5 ft

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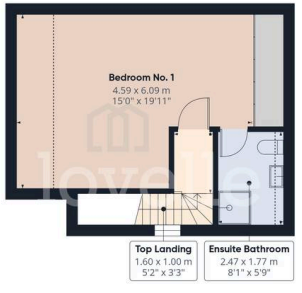
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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area(1)
119.7 m²
1289 ft²

Reduced headroom
4.8 m²
52 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website https://www.lovelle.co.uk/privacy-policy/ and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



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