





Imperial Way

Hull, HU9 5EQ

- Impressive Three-Storey Semi-Detached Home
- Four Spacious Bedrooms
- Master Bedroom with En-Suite
- Large Kitchen & Dining Area
- Side Driveway & Garage
- Offered with NO ONWARD CHAIN
- Impressive Second-Floor Master Bedroom
- Spacious Lounge
- Downstairs W.C
- Viewing Highly Recommended



Asking price £220,000







Situated in a popular residential location, this impressive three-storey semi-detached home offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for growing families seeking a home with plenty of space. Offered to the market with NO ONWARD CHAIN, the property provides a fantastic opportunity for buyers looking to move without the complications of an onward purchase.

The ground floor welcomes you with an entrance hall leading through to a spacious lounge. To the rear, there is a generous kitchen and dining area, offering plenty of space for family meals and social gatherings. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, there are three well-proportioned bedrooms, all offering excellent space and flexibility, alongside a family bathroom.

The second floor is dedicated to an impressive master bedroom, creating a fantastic private retreat away from the rest of the home. This substantial bedroom further benefits from its own en-suite facilities.

Externally, the property enjoys a rear garden, providing an ideal outdoor space to enjoy during the warmer months. Further benefits include a side driveway providing off-street parking, together with a garage.

Offering generous accommodation across three floors, four bedrooms and the added advantage of no onward chain, this property is sure to appeal to a range of buyers. Early viewing is highly recommended to fully appreciate the space and accommodation on offer.

Entrance Hall
Welcoming entrance hall providing access to the ground floor accommodation, with tiled floor, radiator, storage cupboard and stairs leading to the first floor.

Lounge
9'11" x 15'5"
A spacious lounge offering plenty of room for a range of living room furniture, providing laminate flooring, radiator and window.

W.C.
Convenient ground floor WC. With tiled flooring, toilet, radiator and wash hand basin,.

Kitchen & Dining Area
16'10" x 9'5"
A large kitchen and dining area offering generous space, making it an ideal space for everyday living. Providing tiled flooring, laminate work surfaces, sink & drainer, window, integrated hob, oven & extractor hood, radiators and patio doors leading to the rear garden.

Bedroom Two
8'4" x 11'10"
A generously sized bedroom offering ample space for bedroom furnishings. With laminate flooring, window, radiator and fitted wardrobes.

Bedroom Three
8'11" x 11'0"
A further well-proportioned bedroom, with laminate flooring, window and radiator.

Bedroom Four
8'4" x 8'7"
A fourth spacious first-floor bedroom, offering flexibility for use as a bedroom, nursery or home office. With laminate flooring, window and radiator.

Family Bathroom
7'7" x 5'7"
Family bathroom serving the first-floor bedrooms. Providing tiled flooring, toilet, wash hand basin, window, radiator and bath tub.

Bedroom One
13'11" x 18'6"
An impressive and generously proportioned master bedroom occupying the entire second floor, offering a private and spacious retreat. With laminate flooring, radiator, windows, fitted wardrobes and door leading to the en-suite.

En-Suite
7'6" x 5'4"
The master bedroom further benefits from its own private en-suite facilities. With tiled flooring, shower cubicle, wash hand basin, toilet, window and radiator.

Outside
To the rear is a garden providing outdoor space for relaxation and entertaining. To the side, a driveway provides off-street parking and leads to a garage, offering additional storage.

Additional Information
- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - D
- Energy Performance Certificate Rating (EPC) - B
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation
Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.
Please get in touch and we will arrange a no-obligation property appraisal.

Mortgages
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

Money Laundering Regulations
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

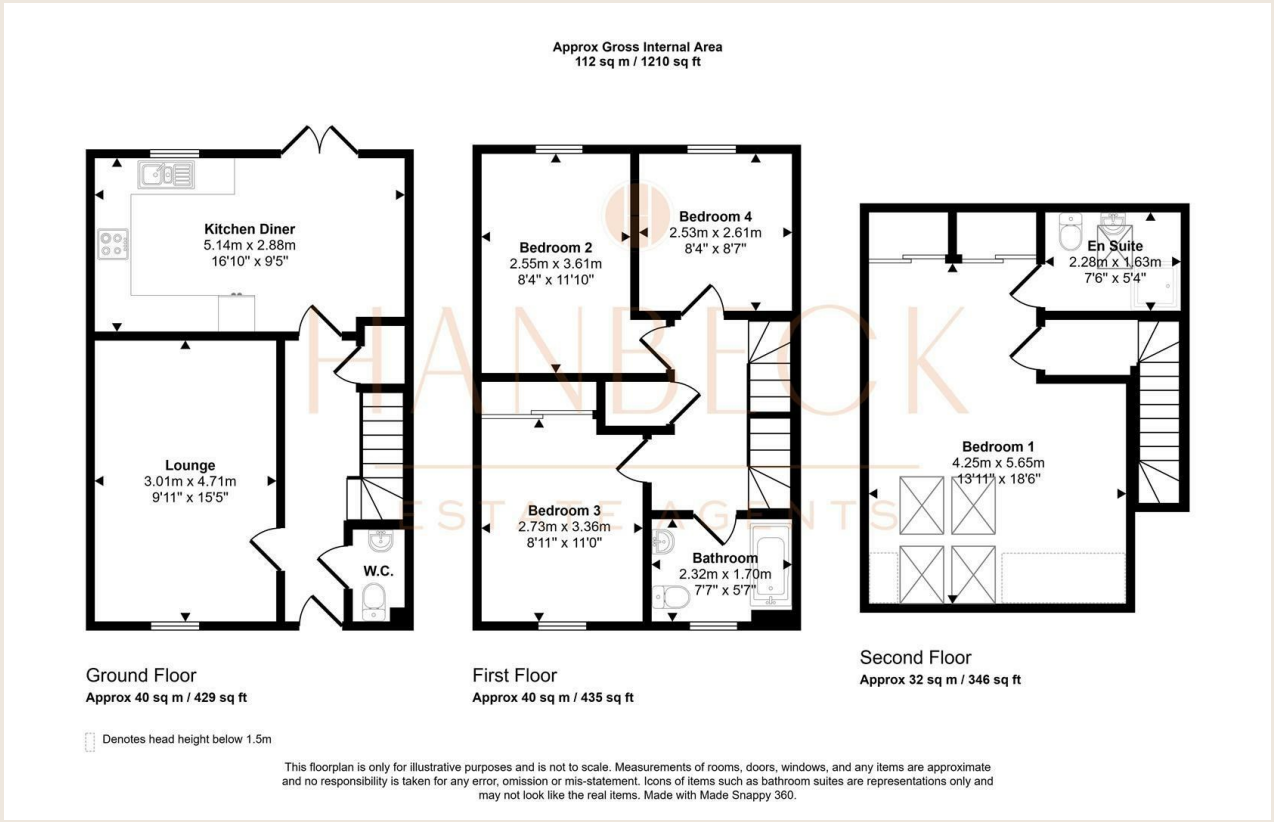
Disclaimer
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.







Local Authority **Hull City Council**
Council Tax Band **D**
EPC Rating **B**









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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.