Whitakers
Estate Agents









2 Imperial Way, Hull, HU9 5EQ

Asking Price £195,000

THIS OUTSTANDING 3 BEDROOM END TOWNHOUSE IS AVAILABLE TO PURCHASE IN TRUE "MOVE-IN" CONDITION!

Situated on this modern development to the East of the City, conveniently situated for local shops, schools and amenities and benefitting from excellent transport links around the City, the property has been immaculately maintained and improved by the current owner to provide outstanding family accommodation in a most popular location!

Constructed in 2024 by Strata Homes with many upgraded features and carrying the balance of the NHBC warranty, transferable to the new owners, the property briefly comprises; Entrance hallway, with downstairs cloakroom and a lovely open plan Kitchen/Dining/Living room the ground floor, 2 double bedrooms and family bathroom to the first floor whilst the second floor comprises the stunning master bedroom with spacious en-suite.

Also benefitting from spacious rear garden, front driveway parking for two vehicles, gas central heating and UPVC double glazing throughout, internal viewing is strongly recommended to fully appreciate the quality and scale of the accommodation available!

The Accommodation Comprises

Entrance Hallway




Composite door into entrance hallway with tiled flooring, central heating radiator, under stair cupboard and stairs to first floor together with door into.....

Downstairs Cloakroom



With low flush wc, hand wash basin, tiled floor and central heating radiator.

Open plan Kitchen/Dining/Living Room 26'6 x 16'3 (8.08m x 4.95m)

Entered via doors from the hallway, the spacious open plan ground floor living area features tiled flooring throughout and comprises.....

Kitchen




Door from hallway into kitchen area with a range of modern fitted wall and base units, contrasting work surfaces and splashbacks. 4 ring ceramic hob with extractor over and electric fan oven below, one and a half bowl sink/drainer and integrated fridge/freezer, washing machine and dish washer and uPVC window to front aspect. Continues through into.....

Dining Area




With ample space for family dining and central heating radiator.

Living Room




The spacious living room features uPVC French doors with glazed side panels into rear garden and central heating radiator with second door into hallway.

First Floor Landing



With carpeted flooring, uPVC window to side aspect, central heating radiator and storage cupboard.

Bedroom Two 14'2 x 8'11 (4.32m x 2.72m)




uPVC window to front aspect, laminate flooring, central heating radiator and fitted sliding wardrobes.

Bedroom Three 12'2 x 9' (3.71m x 2.74m)



uPVC window to rear aspect, laminate flooring and central heating radiator

Family Bathroom



White suite comprising bath with mains shower over and fitted screen, low flush wc and hand wash basin. Tiled flooring, part tiled walls, central heating radiator and uPVC window to rear aspect.

Study/ Second Floor Landing 6' x 7' (1.83m x 2.13m)



Handy study area with uPVC window to front aspect, carpeted flooring, central heating radiator and stairs to second floor master suite.

Master Bedroom 19'9 x 12'6 (6.02m x 3.81m)



The spacious master bedroom features uPVC windows to front and side aspect, carpeted flooring, two central heating radiators and fitted sliding wardrobes with door into.....

Master Ensuite



Well proportioned ensuite comprising shower cubicle with dual head mains shower over, low flush wc and hand wash basin. Tiled flooring, central heating radiator and "velux" style window to rear aspect.

Outside



The front of the property provides off road parking for two vehicles together with EV charging point. Side gate access leads to the spacious rear garden with patio seating and decked area to the rear with garden bar together with timber fencing to perimeters.****PLEASE NOTE The rear garden will be cleared and rotavated to provide a blank canvas for purchasers****

Tenure
The property is Freehold

Council Tax
Council Tax band C
Hull City Council

EPC
EPC rating B

Additional Services:
Whitaker Estate Agents offer additional services

via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - Brick/Tile
Conservation Area - No
Flood Risk - Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:

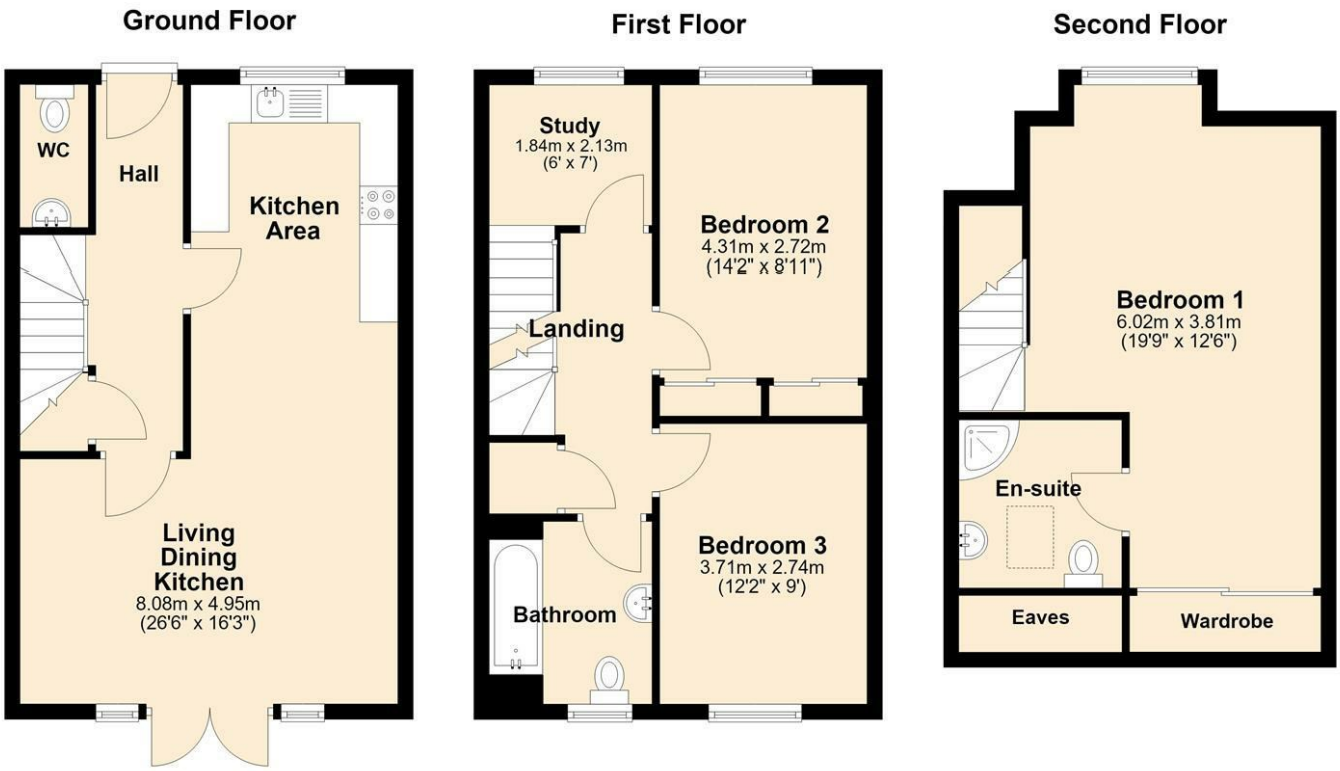
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

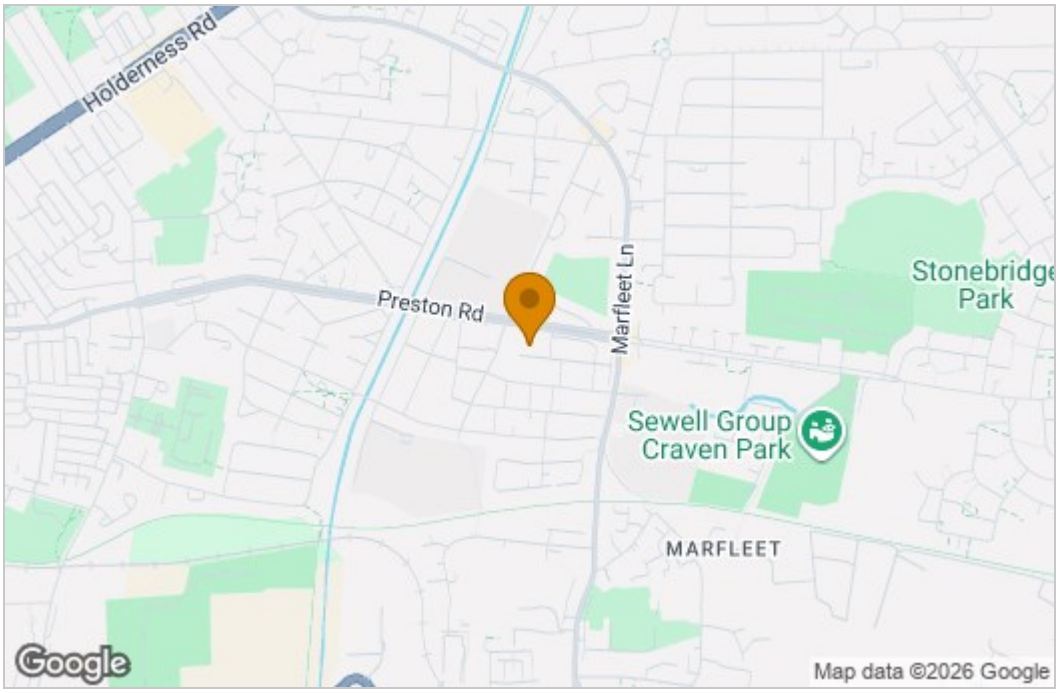
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, 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 and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents 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 us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

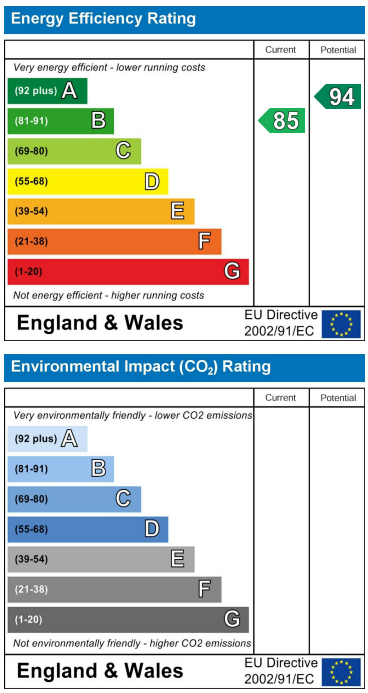
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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