SYMONDS + GREENHAM

*Estate and Letting Agents*

# 24 Imperial Way, Hull, HU9 5EQ
# £175,000

STYLISH, MODERN, AND FINISHED TO AN EXCEPTIONAL STANDARD, THIS THREE-BEDROOM, THREE-STOREY FAMILY HOME BOASTS OPEN-PLAN LIVING, A MASTER EN-SUITE, GENEROUS SOUTH-FACING GARDEN, AND OFF-STREET PARKING WITH NO CHAIN.

Nestled in the heart of HU9, on Imperial Way, this exquisite end terrace home is a remarkable find for families seeking modern living. Constructed in 2022 by the reputable Strata Homes, this three-storey residence is finished to an exceptionally high standard, making it an ideal choice for those who appreciate quality and style.

As you enter, you are welcomed into a spacious open-plan lounge and kitchen area, perfect for both entertaining and everyday family life. This inviting space seamlessly connects to a generous south-facing garden, providing a delightful outdoor retreat. The ground floor also features a convenient cloakroom/WC, enhancing the practicality of the home.

The first floor comprises two well-proportioned bedrooms, accompanied by a family bathroom, ensuring ample space for family members or guests. Ascending to the second floor, you will discover the master bedroom, complete with en-suite facilities, offering a private sanctuary for relaxation. This property features off-street parking for two vehicles, a valuable asset in today's busy world. The open plan front garden adds to the home's curb appeal, while the enclosed rear garden provides a safe and enjoyable space for children and pets to play.

## CENTRAL HEATING
The property has the benefit of gas central heating (not tested).

## COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band "C"

## DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

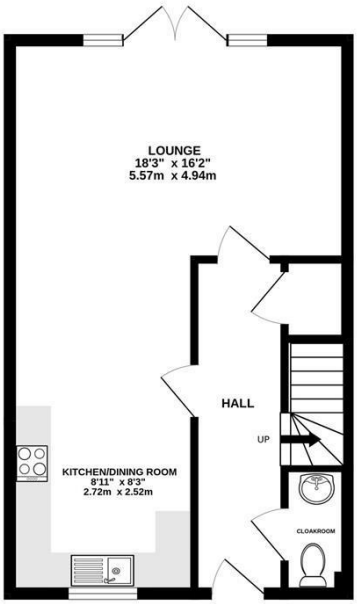
## DOUBLE GLAZING
The property has the benefit of double glazing.

## FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

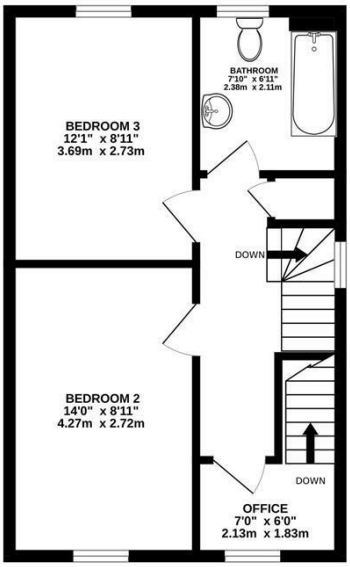
## TENURE
Symonds + Greenham have been informed that this property is Freehold.

## VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

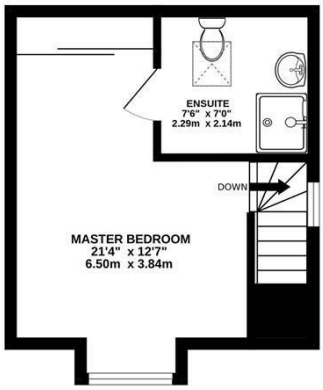
GROUND FLOOR




1ST FLOOR




2ND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan 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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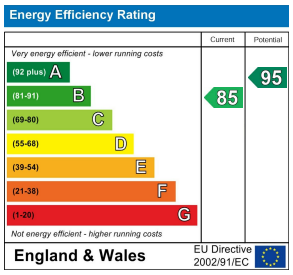


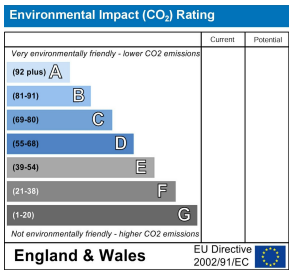


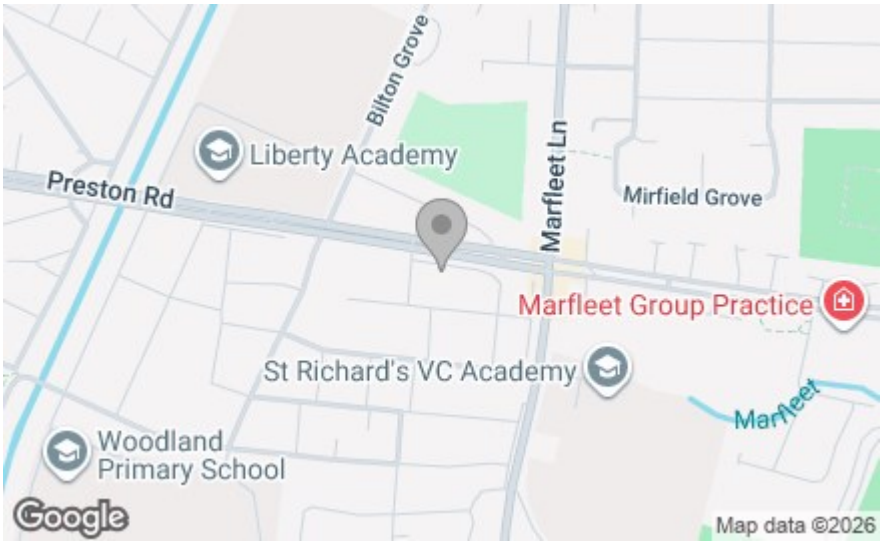


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