

## SUMMARY

Semi Detached Three Storey  
Family House

Three Bedrooms - The Master  
Benefits From An En-Suite

Modern Fitted Kitchen Diner

Family Bathroom & Cloakroom  
WC

Gardens Front & Rear &  
Allocated Parking To The Rear

EPC Rating - B - Council Tax  
Band A - Hull Council - Tenure  
- Freehold



## DESCRIPTION

An internal inspect of this modern style family house arranged over three floors is an absolute must - really well presented throughout and has a lovely outlook to the front elevation and a beautiful and calming main bedroom on the top floor with a spacious en-suite. Briefly comprising of: Entrance Hall, Cloakroom/WC, Dining Kitchen, and spacious Living Room. To the first floor: Bedrooms Two and Three and the Family Bathroom. To the second floor: Spacious Master Bedroom and En-Suite. Outside: To the front is an enclosed gravel and paved area with shrubbed border. To the rear is an enclosed lawned and paved area with a rear seating area with pergola. Beyond the rear garden is a garage with a parking space in front which is rented at £95 per annum.





## ACCOMMODATION

### Entrance Hall

Composite door to the front elevation with double glazed inserts and single radiator

### Cloakroom/WC

WC, pedestal wash hand basin tiled splash back, single radiator, vinyl flooring and double glazed window to front elevation

### Kitchen/Diner

Fitted kitchen with wall and base units with laminated works surfaces with matching up stands, 1.5 bowl stainless steel sink drainer unit, integrated fridge freezer, integrated washing machine and dishwasher, combination boiler, 4 ring gas hob with extractor cooker hood over and built-in electric oven, double radiator, double glazed window to front elevation and archway through to the lounge

### Lounge

Double glazed window to the side elevation, double glazed French doors lead to rear garden, double radiator and under stairs cupboard for storage

### First Floor Landing

Stairs from hallway, double glazed window to front elevation, double and single radiator

### Bedroom 2

Double glazed window to the rear elevation and single radiator

### Bedroom 3

Double glazed window to front elevation and single radiator

### Family Bathroom

Fitted white suite comprising of: bath with mixer taps and shower attachment over, pedestal wash hand basin, WC, extractor fan, tiled splash-back double glazed window to the side elevation, single radiator and vinyl flooring

### Second Floor Landing

Stairs from first floor landing

### Bedroom 1

Double glazed window to the front elevation, Velux window overlooking the side elevation and x2 single radiators

### En-suite

Plumbed shower in shower enclosure, WC, pedestal wash hand basin, extractor fan, tiled splash back, single radiator and double glazed window to the rear elevation

### Outside

To the front of the property is a paved path and gravelled area outside tap and light wrought iron access fence and hedge to surround. To the rear of the property is an enclosed lawn garden with paved path and patio seating area with pergola, gravel boards timber access gate fence to surround. To the rear of the property is a parking space for off-street parking in front of the garage - which has an up and over door and is rented from Boothman Property at £95 per annum

### Agents Notes

In most cases we use wide angle lens photography to ensure we capture as much of the room and its features. This can distort the image slightly and should be considered alongside the other details within the particulars. Oscars give notice that 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. Purchasers and potential purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to assess their accuracy. No person in the employment of Oscars has the authority to make or give any representation or warranty in relation to the property. In compliance with NTSELAT guidance on referral fees, we confirm that vendors and prospective purchasers will be





offered estate agency and other associated services for which certain referral fees/commissions may be made available to the agent. Full details can be found on our website

### Fixtures & Fittings

Fixtures and fittings within the property may be available by separate negotiation unless otherwise stated. Any items of particular importance to you can be verified with our team

### Free Valuation

If you are considering selling or letting your property, we would be delighted to provide a free valuation and marketing advice. Please contact the office on 01482 446644 to arrange an appointment.

### Property Information

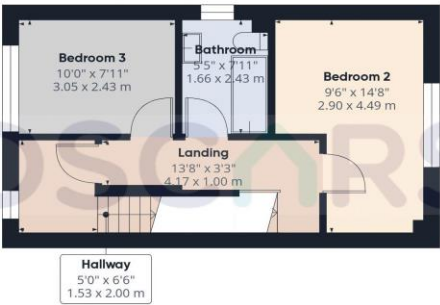
The property is a semi-detached three storey house of brick-built construction with a tiled roof. There are 8 rooms comprising of: Entrance Hall, Cloakroom/WC, Kitchen/Diner, Lounge, Three Bedrooms, En-Suite & Family Bathroom. There is electric, water and sewerage connected (not tested) and there is a gas central heating system. There is broadband provision for Ultrafast with the provider KCom and there is mobile phone coverage with the providers EE, Vodafone, O2 and Three. There is an allocated parking space and garage to the rear of the property for parking which is rented at £95 per annum.



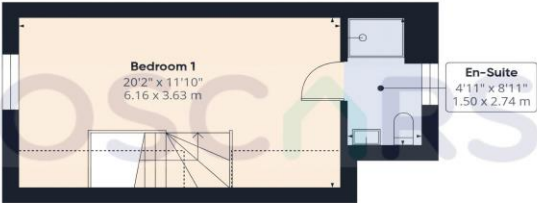
FLOORPLAN



Floor 0



Floor 1



Floor 2

Approximate total area<sup>1)</sup>  
980 ft<sup>2</sup>  
91 m<sup>2</sup>

Reduced headroom  
29 ft<sup>2</sup>  
2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

DIRECTIONS

Situated in a popular new development within easy reach of local shops, amenities, local transport and road links. Coppice View is situated off Riley Way, which can be accessed either from Wold Carr Road or Spring Bank West.

# Energy performance certificate (EPC)

28, Coppice View  
HULL  
HU3 6AE

Energy rating

**B**

Valid until:

**12 December 2027**

Certificate number:

**9450-3857-7322-9593-1075**

Property type

Semi-detached house

Total floor area

105 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             | 95 <b>A</b> |
| 81-91 | <b>B</b>      | 85 <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>      |             |             |