



Coppice View, Hull, HU3

Asking Price £190,000

























# Coppice View, Hull, HU3

This beautifully presented semi-detached family home is now available for sale, offering spacious and flexible living across three floors. Ready for you to move straight in, it boasts a contemporary finish throughout. The ground floor features a welcoming entrance hall, a convenient downstairs WC, a modern kitchen/diner, and a comfortable lounge. On the first floor, you'll find two well-proportioned double bedrooms, a bright family bathroom, and a versatile lobby area currently utilised as a dressing room. The second floor is dedicated to a generous master bedroom complete with its own en-suite bathroom. Outside, the property provides convenient parking and a pleasant rear garden.

This property boasts a prime location on Coppice View, just off Anlaby Road and Woldcarr Road, offering excellent access to popular local amenities. You'll find everyday conveniences like ALDI and McDonald's just minutes away. Commuting is made easy with direct routes to Hessle and Hull via the main road. The area also benefits from a selection of well-regarded schools, including Paisley Primary School, St. George's Primary School, and Boulevard Academy. With excellent transport links, navigating Hull and its surrounding areas is straightforward.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY FEATURES

- SEMI-DETACHED
- 3 STOREY
- 3 BEDROOMS
- 2 BATHROOMS
- PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT



# DETAILS

## Entrance Hall

With carpet flooring, radiator, stairs leading to the first floor, doors leading to the downstairs WC and kitchen/diner.

## Downstairs WC

With vinyl flooring, wash hand pedestal basin, WC, radiator and double glazed window.

## Kitchen/Diner

With vinyl flooring, double glazed window, sink/drainage, dishwasher, extractor hood, hob, oven, fridge/freezer, radiator, dining space and door leading to the lounge.

## Lounge

With carpet flooring, radiator, under stair storage and patio doors leading to the rear garden.

## Bedroom 2

With carpet flooring, radiator and double glazed window.

## Bathroom

With vinyl flooring, bath tub, WC, wash hand pedestal basin, radiator and double glazed window.

## Bedroom 3

With carpet flooring, radiator and double glazed window.

## Lobby

With carpet flooring, radiator, double glazed window and stairs leading to the master bedroom.

## Master Bedroom

With carpet flooring, radiators, double glazed window and door leading to the en-suite.

## En-suite

With vinyl flooring, shower cubicle, double glazed window, WC, radiator and wash hand pedestal basin.

## Outside

Outside, the property provides convenient parking and a pleasant rear garden.

## Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

## Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

## Free Market Appraisals / Property Valuations

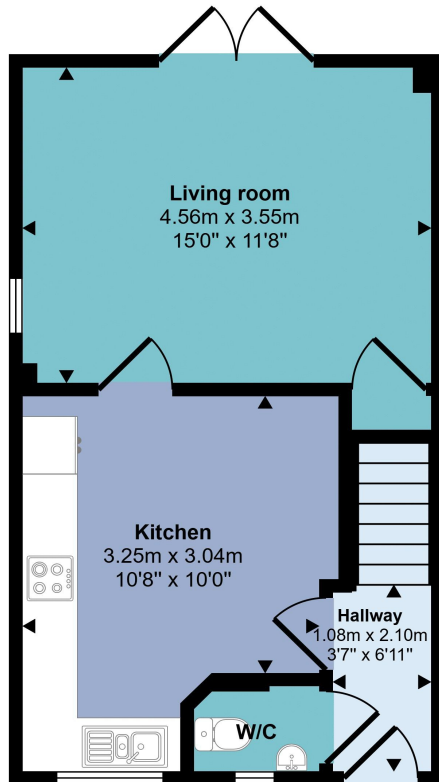
We at Wigwam Homes are delighted to offer any homeowner a FREE no obligation valuation on your property. Call today to book! Interested in selling? We offer zero tie-in periods and no-sale NO-fee! Call us now on 01482 50 51 52 to book a valuation.

## About Us

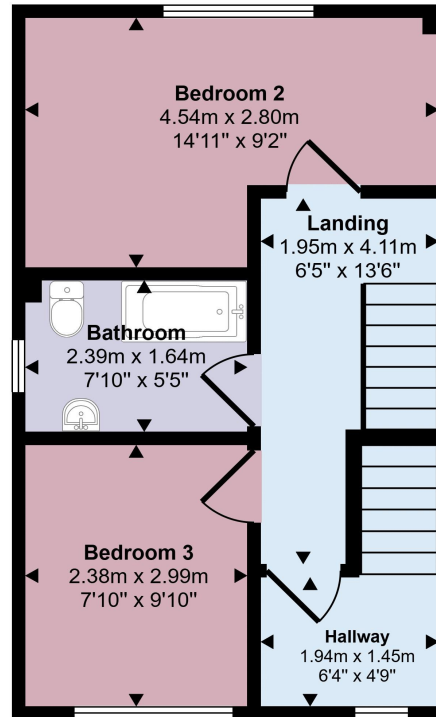
At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here to guide you through the housing market.



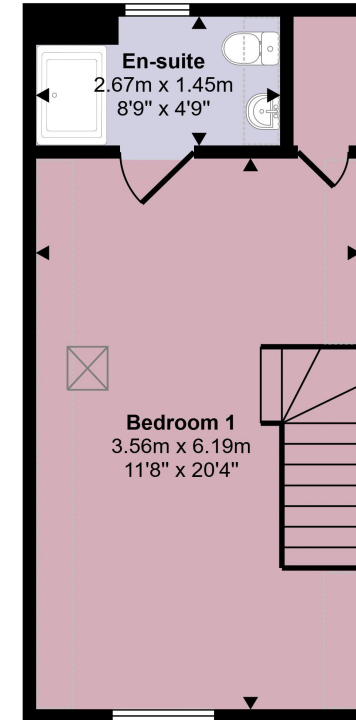
Approx Gross Internal Area  
98 sq m / 1056 sq ft




Ground Floor  
Approx 35 sq m / 382 sq ft



First Floor  
Approx 35 sq m / 375 sq ft



Second Floor  
Approx 28 sq m / 298 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.