

Whitakers

Estate Agents



33 Coppice View

, Hull, HU3 6AE

£179,955



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The Accommodation Comprises

Entrance Hall

Double glazed front door with w/c and radiator.

W/C

Low flush toilet with double glazed window and pedestal sink along with a tiled floor

Kitchen / Diner

White tiled floor covering, base and eye level units, work surfaces, splash back surround tiles, sink and drainer, with mixer tap, oven hob and extractor fan with upvc window and radiator.

Lounge

Upvc double glazed french doors, upvc window, radiator and under stair storage

Landing

Houses the loft hatch

Bedroom One

Two Upvc windows, radiator and storage cupboard

Bedroom Two

Upvc window and radiator

Bedroom Three

Upvc window and radiator

Bathroom

Panelled bath, low flush w/c, mixer shower above bath with tiled surround, radiator and Upvc window.

Externally

Low maintenance front garden. The garden to the rear is enclosed with boundary fence with gate

leading out, patio area and lawn.

There is 2 allocated parking spaced to the rear of the property

Material Information

Construction - Standard Construction

Conservation Area - No

Flood Risk - Low

Mobile Coverage EE/ Vodafone/ 02 / Three

Broadband - 1000 Mbps 600 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Tenure

The property is a freehold.

Council Tax

Hull City Council Tax Band C

Estate Fee's

We understand that an estate fee is payable annually of approximately £80.00 for this property and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

Disclaimer

Services, fittings & equipment referred to in these sale 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.

Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services,

Tel: 01482 330490

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.

Sales valuations

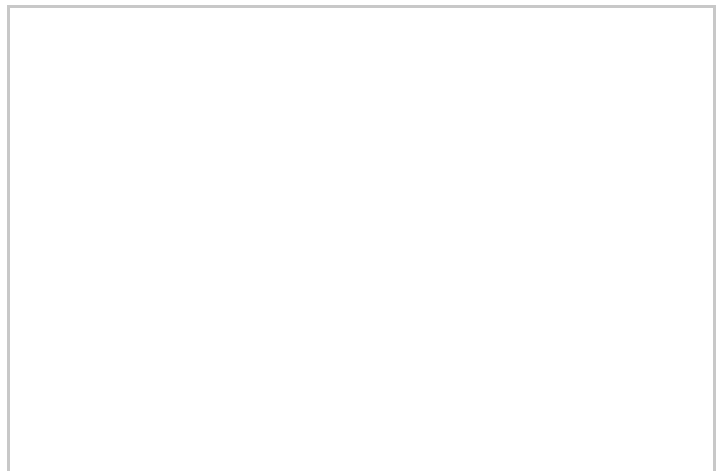
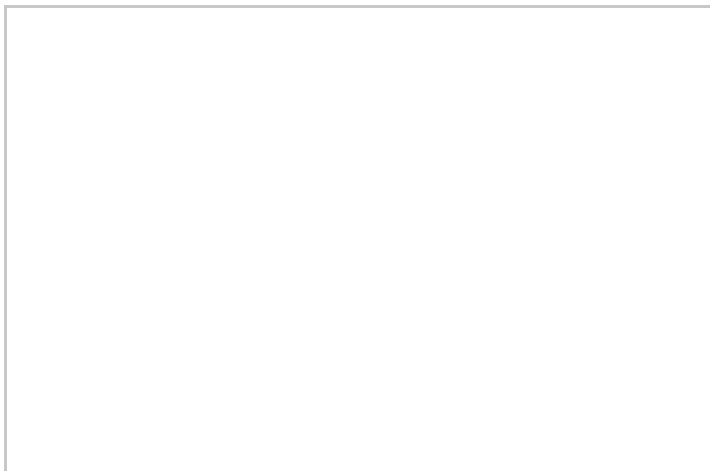
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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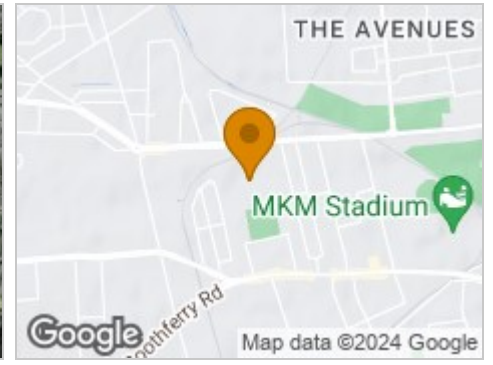
Road Map



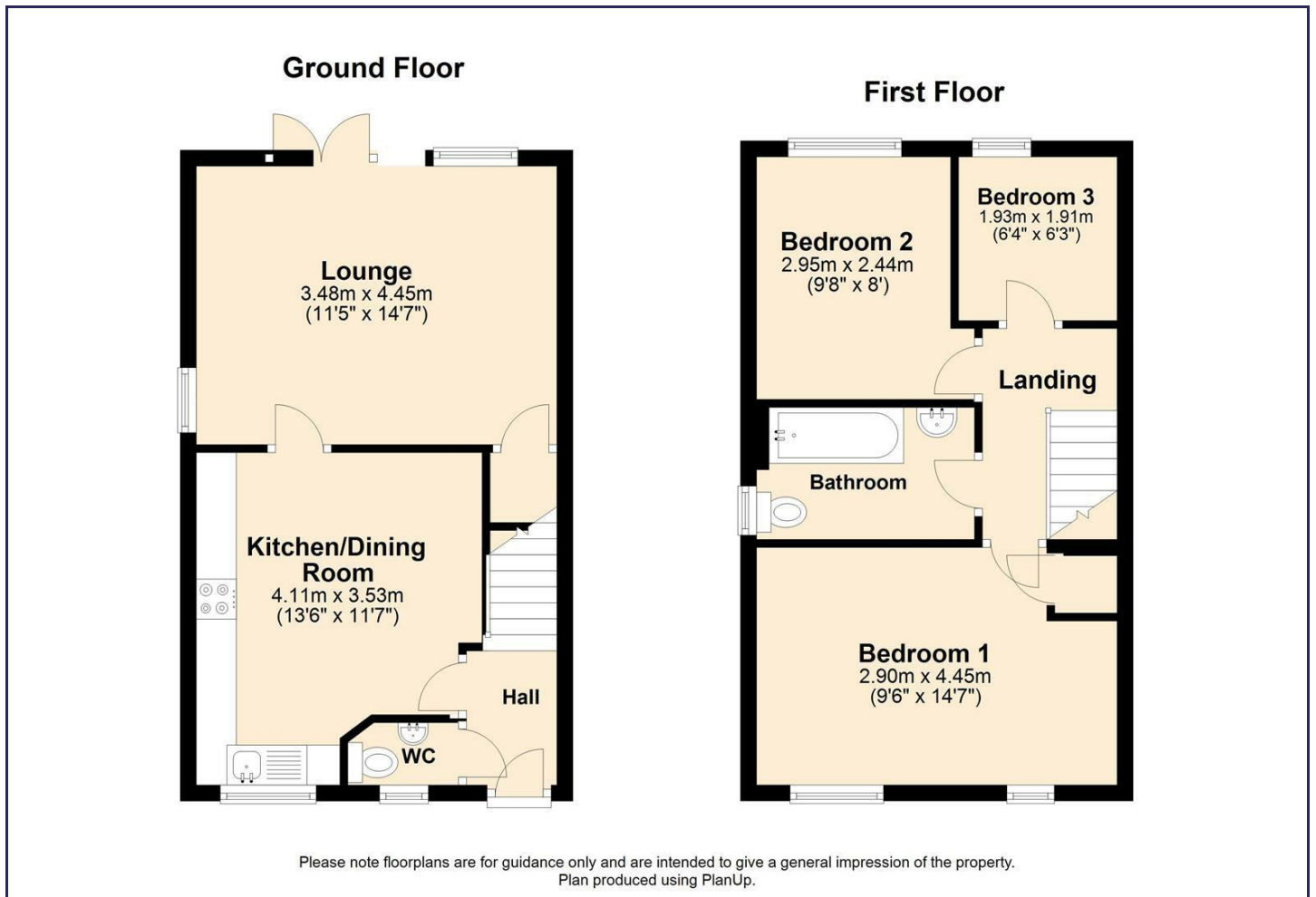
Hybrid Map



Terrain Map



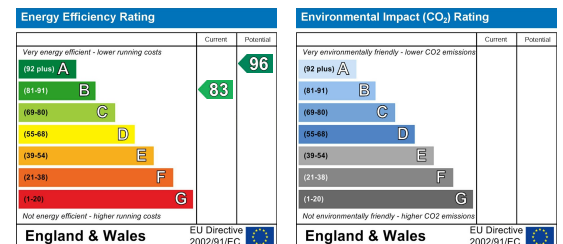
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.