

Whitakers

Estate Agents



32 Coppice View, Hull, HU3 6AE

£175,000

** NO ONWARD CHAIN **

This bestowed mid terrace house is established on a modern and popular residential location set back from the well-connected Spring Bank West – a location renowned for being well connected by trade routes leading to the Hull City centre and serviced by an abundance of local amenities including shops and dining facilities.

Briefly comprising entrance hall with cloakroom, fitted dining kitchen and spacious lounge to the ground level. The first floor boasts two double bedrooms, a good third bedroom and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a gravelled courtyard with wooden gate opening to the side access and enclosed rear garden which is partly laid to lawn with patio seating area and a wooden storage shed. The residence also benefits from having two allocated car parking spaces which are located just behind the property.

Taken together the property is ideal for the growing family seeking to reside within numerous Ofsted rated 'Good' schools, or the first-time buyer seeking to make their initial step onto the property ladder.

Early viewing is advised.

The accommodation comprises

Entrance hall

Composite entrance door, central heating radiator and carpeted flooring. Leading to:

Cloakroom



UPVC double glazed window, central heating radiator, tiled flooring and furnished with a two piece suite comprising pedestal sink with mixer tap and low flush W.C

Dining Kitchen 13'8" x 11'5" (4.17 x 3.50)



UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splash back tiles above, sink with mixer tap, and a host of integrated appliances including: oven with hob and hood above, fridge freezer, washing machine and dishwasher.

Lounge 14'11" x 11'8" (4.57 x 3.56)



UPVC French doors to the rear garden, UPVC double glazed window, central heating radiator, under stairs storage cupboard and carpeted flooring.

Landing

Central heating radiator and carpeted flooring.
Leading to:

Bedroom one 14'9" x 9'4" (4.50 x 2.86)



Two UPVC double glazed windows, central heating radiator, over stairs storage cupboard and carpeted flooring.

Bedroom two 9'10" x 8'5" (3.00 x 2.57)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom three 6'9" x 6'1" (2.08 x 1.87)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled with laminate flooring and furnished with a three piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap and low flush W.C

External



Externally to the front aspect there is a gravelled courtyard with wooden gate opening to the side access and enclosed rear garden which is partly laid to lawn with patio seating area and a wooden storage shed. The residence also benefits from having two allocated car parking spaces which are located just behind the property.

Tenure

The property is held under Freehold tenureship

Material Information

Construction - Standard

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

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 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.

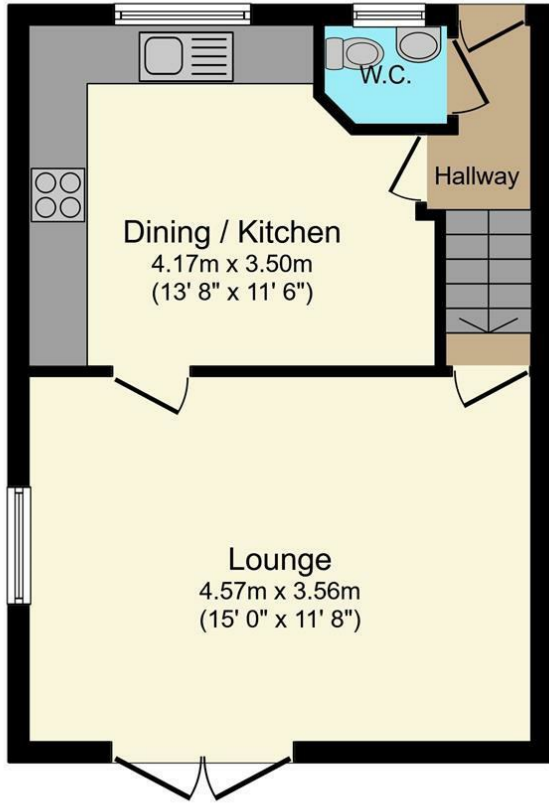
Free Market Appraisals / Valuations

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.

Whitakers Estate Agent Declaration

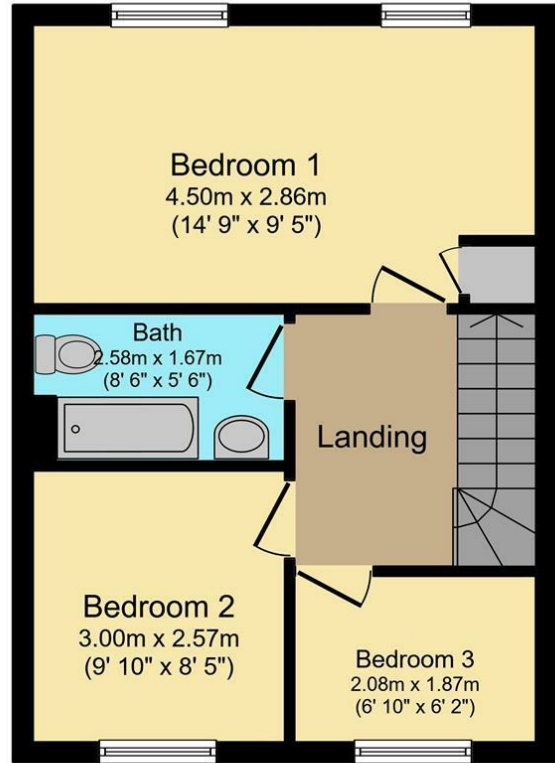
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Floor Plan



Ground Floor

Floor area 38.0 sq. m. (409 sq. ft.) approx



First Floor

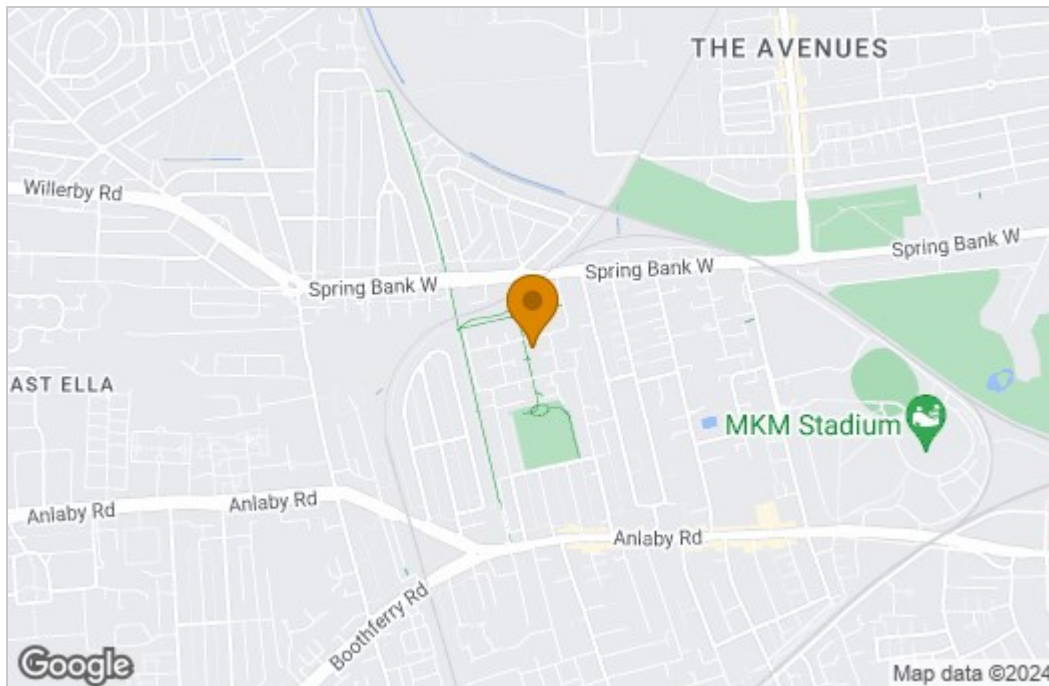
Floor area 38.0 sq. m. (409 sq. ft.) approx

Total floor area 76.0 sq. m. (818 sq. ft.) approx

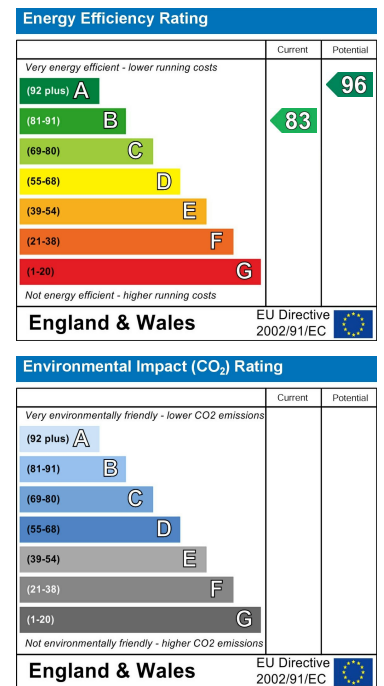
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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