

# Whitakers

Estate Agents



## 9 Coppice View, Hull, HU3 6AE

**Guide price £200,000**

**\*\*£1,500.00 INCENTIVE TOWARDS LEGAL COSTS\*\***

Beautifully presented three bedroomed detached family home situated overlooking an area of public open space, in close proximity to an abundance of local shopping and recreational facilities together with well regarded schooling and excellent transportation links.

The property property briefly comprises: entrance hall, cloakroom/ WC, lounge and dining kitchen to the ground floor. To the first floor are three bedrooms, en-suite to master and family bathroom. The front of the property overlooks a greenway. A private residents pathway leads to the front entrance and gravelled garden. A pathway to the side of the property leads to the enclosed rear garden which is lawned with a large patio and pagoda, external lighting, water and power. A gate leads to the rear courtyard where the brick garage and parking space can be found.

Viewings highly advised !



## Front External



## The Accommodation Comprises

### Entrance Hall

Double glazed entrance door, gas central heating radiator and staircase to the landing off.

### Cloakroom



UPVC double glazed window, gas central heating radiator, low flush WC and wash basin.

### Lounge 14'8" x 11'11" max (4.48 x 3.65 max)



UPVC double glazed window, gas central heating radiator, low flush WC and wash basin.

## Dining Kitchen 15'5" x 10'4" max (4.72 x 3.15 max)



UPVC double glazed window to the front elevation and French windows leading to the rear gardens, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and up stands, inset single drainer sink unit with a mixer tap, integrated appliances including a split level oven and hob with a cooker hood and a dishwasher, plumbing for an automatic washing machine, large storage cupboard and the gas central heating boiler.

### Landing

UPVC double glazed window, gas central heating radiator. Leads to:

### Master Bedroom 11'4" x 13'8" max (3.47 x 4.18 max)



UPVC double glazed window, gas central heating radiator. Leads to:

### En suite shower room



UPVC double glazed window, gas central heating radiator, fitted with a three piece suite comprising walk in shower cubicle, pedestal wash basin and a low flush WC, extractor fan and tiled splash backs.

Bedroom Two 11'11" x 11'3" max (3.65 x 3.45 max)



UPVC double glazed window, gas central heating radiator and access to the loft space.

Bedroom Three 8'9" x 6'4" (2.67 x 1.95)

UPVC double glazed window and gas central heating radiator.

#### Bathroom



UPVC double glazed window, gas central heating radiator, fitted with a three piece suite comprising panelled bath with a mixer shower head, pedestal wash basin and a low flush WC, extractor fan and tiled splash backs.

#### Gardens



The front of the property overlooks a greenway. A private residents pathway leads to the front entrance and gravelled garden. A pathway to the side of the property leads to the enclosed rear garden which is lawned with a large patio and pagoda, external lighting, water and power. A gate leads to the rear courtyard where the brick garage and parking space can be found.

#### View



#### Estate Fees

Estate Fees will apply with this property, approx £79.99 per annum.

#### Tenure

The property is freehold

#### Council Tax

Council Tax Band C

#### Additional products and services

Whitakers 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.

#### 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.

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#### Sales valuations

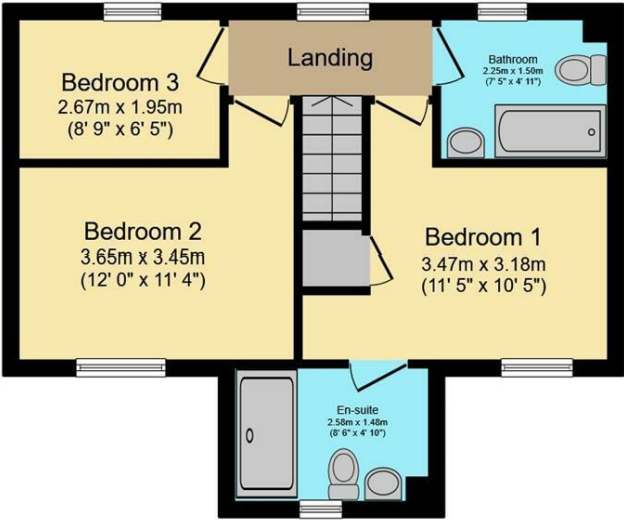
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.



Floor Plan



**Ground Floor**  
Floor area 40.9 sq.m. (440 sq.ft.) approx

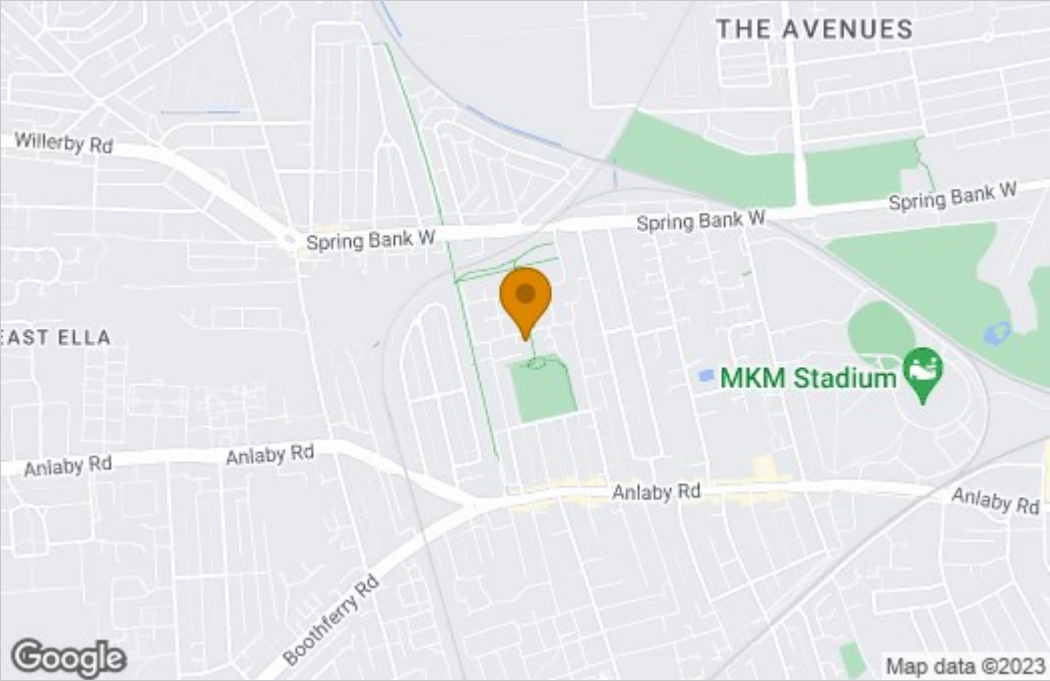


**First Floor**  
Floor area 39.7 sq.m. (428 sq.ft.) approx

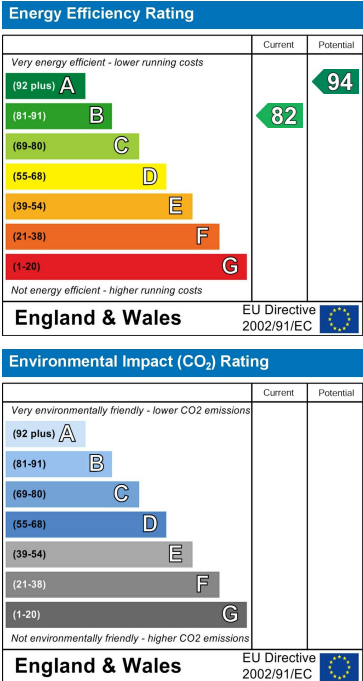
Total floor area 80.7 sq.m. (868 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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