

Whitakers

Estate Agents



16 Coppice View, Hull, HU3 6AE

£187,000

This immaculate three bed semi detached property is offered to the market as move into condition, situated in a prime residential location, well placed to access a host of local amenities and boasts easy access to good local schools making this an obvious option for families.

The main features include - entrance, modern fitted kitchen / diner with some integrated appliances, full width lounge with French doors that open out to the garden and useful ground floor W.C.

The first floor boasts three good bedrooms together with the well appointed family bathroom suite.

Externally there is a low maintenance garden to the front, and to the rear is a low maintenance garden which is enclosed to the boundary and mainly laid to lawn with two off street allocated parking spaces.

The property has been well maintained from new, ready to move straight into and enjoy from day one.

Accommodation Comprises

Entrance

Double glazed front door.

Hallway

Laminate flooring, radiator and door leading to the WC.

WC



UPVC double glazed window, low flush WC, pedestal sink unit and radiator.

Lounge 11'6 x 14'8 (3.51m x 4.47m)



UPVC double glazed French doors, understairs storage, laminate flooring and radiator.

Kitchen / Diner 13'7 x 11'5 (4.14m x 3.48m)



UPVC double glazed window, a range of base, wall and drawer units with work tops above and splash back tiles. Integrated fridge freezer, oven and hob with extractor hood over. Sink unit with mixer tap and laminate flooring.

Landing

Loft hatch and radiator.

Bedroom One 14'8 x 9'7 (4.47m x 2.92m)



Two UPVC double glazed windows, radiator and storage.

Bedroom Two 9'9 x 8' (2.97m x 2.44m)



UPVC double glazed window and radiator.

Bedroom Three 6'9 x 6'5 (2.06m x 1.96m)



UPVC double glazed window and radiator.

Bathroom



UPVC double glazed, panelled bath with mixer shower pedestal sink unit, low flush WC, part tiled and radiator.

Externally



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Tenure

The property is freehold.

Council Tax Band

Council Tax Band C

Material Information

Construction - Calder - standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - 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.

Free Market Appraisals / Valuations

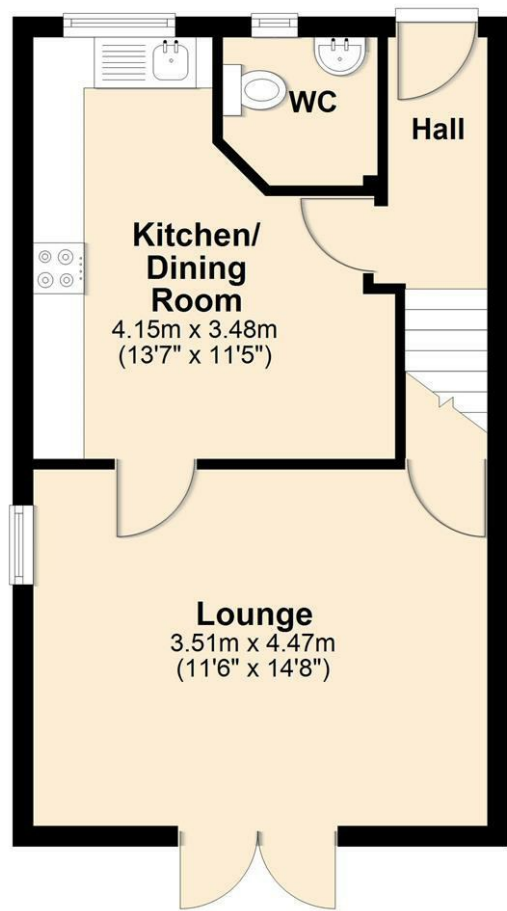
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

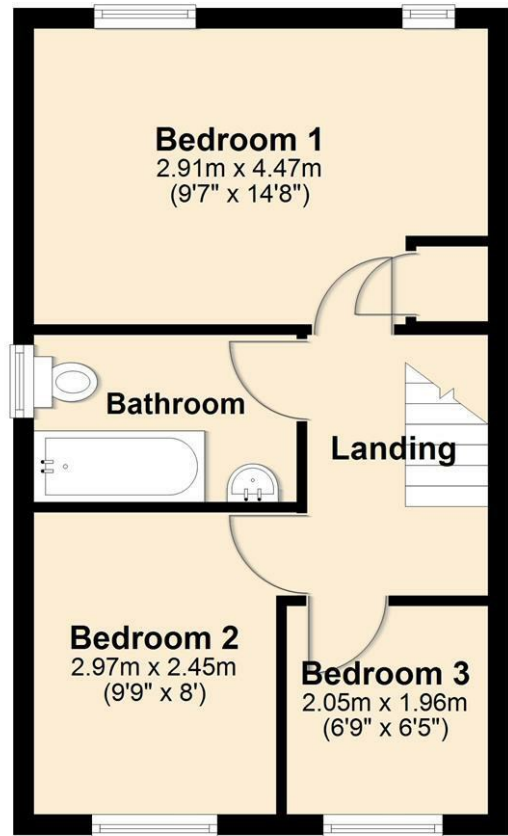
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Floor Plan

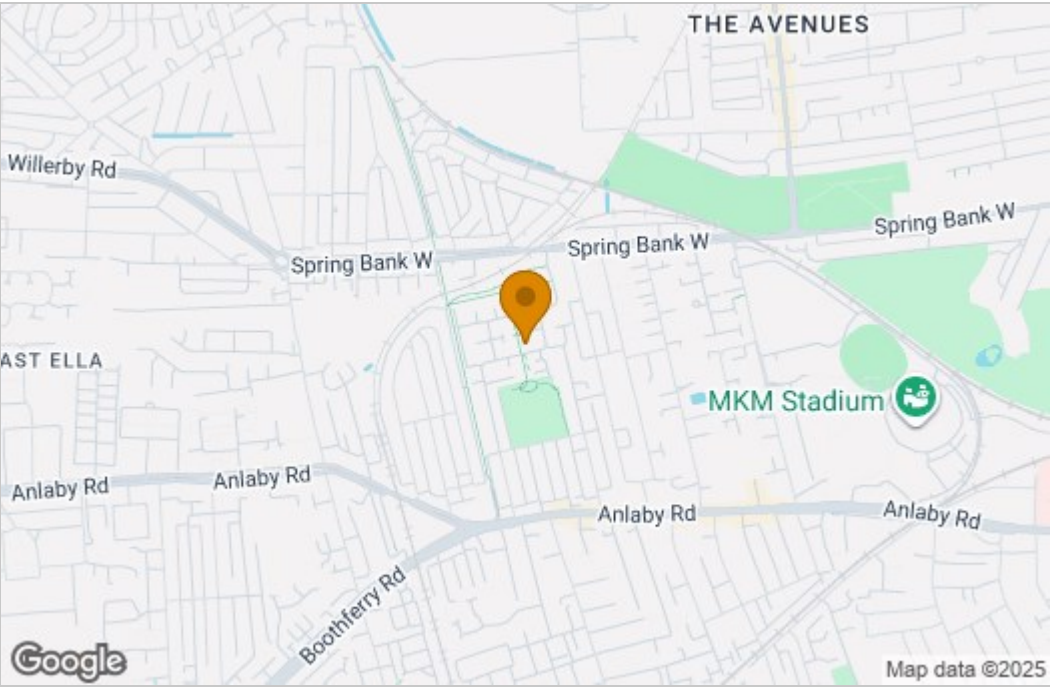
Ground Floor



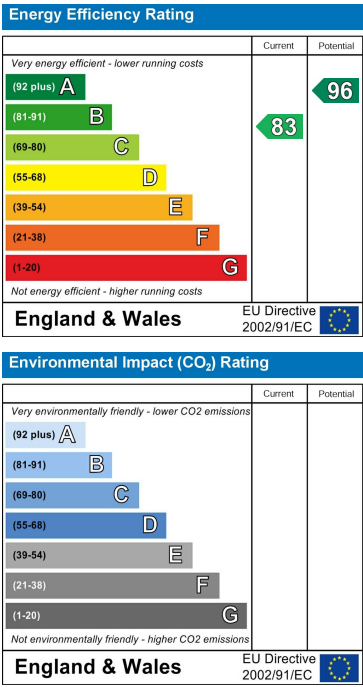
First Floor



Area Map



Energy Efficiency Graph



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