



Tranby Avenue, Hessele, HU13 0PZ  
£265,000



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Platinum Collection

## **Tranby Avenue, Hessle, HU13 0PZ**

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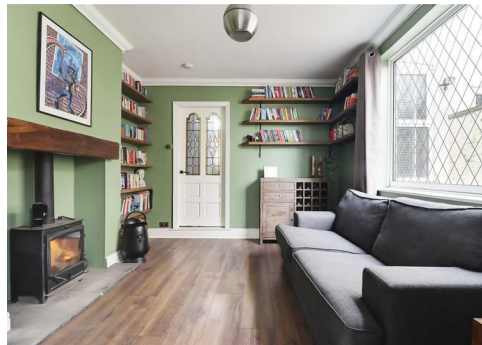
A lovely family home situated in one of Hessle's most desirable locations. The vendor has tastefully and sympathetically designed this property to create a home with a beautiful blend of both traditional and modern features. Having 3 reception rooms and 3 double bedrooms the property has generous and flexible living space throughout. Offered to the market with no onward chain. Early viewing is essential to avoid missing out.



# Tranby Avenue, Hessle, HU13 0PZ

## Key Features

- 3 Double Bedrooms
- Fabulous Kitchen Day Room
- 3 Reception Rooms
- Generous and Flexible Accommodation
- Bags of Character and Charm
- Desirable Location
- No Onward Chain
- Recently Fitted Combi Boiler
- Landscaped Rear Garden
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## HESSLE

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

### GROUND FLOOR;

#### ENTRANCE HALL

A fabulous entrance hall retaining original features, including stain glass door.

#### DINING ROOM

10'8 x 12'11 (3.25m x 3.94m )

A versatile reception room currently utilised as a dining room with alcove fitted storage, picture rails, coving, window to the rear elevation and bi-folding French doors leading to the Living Room.

#### LIVING ROOM

12'7 x 13'10 into bay (3.84m x 4.22m into bay)

A beautifully presented living room with alcove fitted storage, bay window to the front elevation, feature fireplace housing an gas log burning stove with solid oak surround, and honed granite hearth.

#### SNUG

12 x 10'11 (3.66m x 3.33m)

A further versatile and cosy reception space benefitting from a dual fuel burning stove and a window to the side elevation.

#### BREAKFAST KITCHEN

A stunning and contemporary breakfast kitchen. With

grey shaker style soft close wall and base units, laminated work surfaces, upstands and splashback. Further benefitting from a breakfast bar kickboard and under-counter lighting. Integrated appliances include full length Fridge and Freezer, Electric Double Oven, 5 ring Induction Hob Unit, Microwave, Bin Store, Automatic Dishwasher and plumbing for an Automatic Washing Machine. Additional features include a sky lantern, ample space for dining, 2 windows to the side elevation one to the rear and French doors leading to the garden.

### FIRST FLOOR;

#### BEDROOM 1

17'3 x 14 into bay (5.26m x 4.27m into bay)

A bedroom of double proportions with fitted wardrobes and original storage cupboard and a bay window to the front elevation.

#### BEDROOM 2

13 x 10'7 (3.96m x 3.23m )

A further bedroom of double proportions with window to the rear elevation.

#### BEDROOM 3

10'5 x 9'9 (3.18m x 2.97m )

A double bedroom with recessed open storage cupboard and a window to the rear elevation.

#### BATHROOM

8'7 x 7'9 (2.62m x 2.36m )

A stunning fully tiled bathroom with a three piece suite comprising of a panelled bath with overhead shower, traditional pedestal wash hand basin and low flush WC. Further benefitting from a heated towel rail, recessed spotlights and two windows to the side elevation.

### EXTERNAL;

## FRONT

A walled forecourt with wrought iron gate.

## REAR

A well presented low maintenance rear garden with block paving and gravel.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENURE

We understand that the property is Freehold.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.



Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken

any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

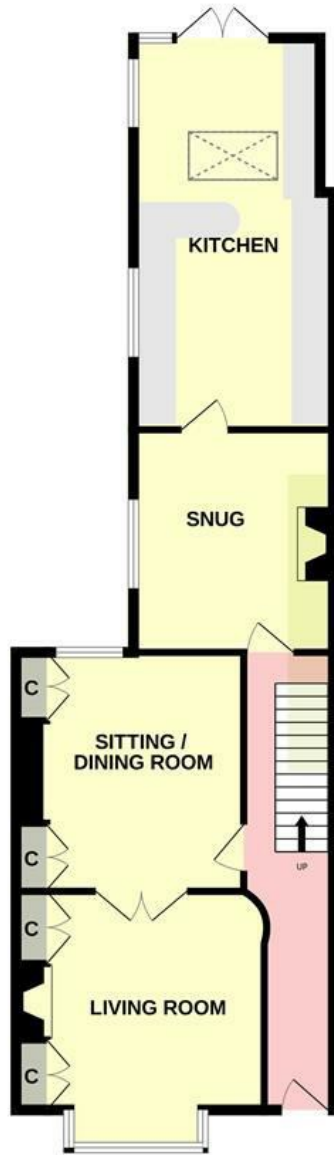
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100







GROUND FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Estate & Letting Agents

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