



Tranby Avenue, Hessele, HU13 0PX
Asking Price £350,000



Platinum Collection

Tranby Avenue, Hesse, HU13 0PX

This very well presented 3 bedroom semi-detached dormer bungalow offers a fantastic opportunity with its well-proportioned layout and offers flexible accommodation currently laid out as two bedrooms, two reception rooms and two bathrooms.

Situated on a mature, well-established plot, this property must be viewed early to avoid disappointment. This bungalow offers multiple parking facilities and a double garage.

Located in an ever-popular and sought-after area of Hesse within easy reach of the Town Centre and all the amenities on offer.



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Key Features

- Delightful Semi-Detached Dormer Bungalow
- Flexible Living Accommodation
- Currently 2 Reception Room & 2 Bedrooms
- Breakfasting Kitchen & Conservatory
- Bathroom Facilities On Each Floor
- Mature Established Grounds
- Multiple Parking and Double Garage
- Early Viewing Is A Must
- EPC - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	71	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

ENTRANCE PORCH

with double glazed door and tiled floor.

ENTRANCE HALL

with double glazed window and stairs to first floor.

LOUNGE

16'5 into bay x 13'10 (5.00m into bay x 4.22m) with double glazed angle bay window, feature fireplace with fire.

DINING ROOM/BEDROOM 3

12'1 x 12'4 narrowing to 9'5 (3.68m x 3.76m narrowing to 2.87m) with double glazed patio doors to the conservatory.

BREAKFAST KITCHEN

12'3 x 13'9 (3.73m x 4.19m) with a range of modern base and wall units and drawers, laminated work surfaces, sink unit, electric hob and double oven, extractor hood, built in microwave and dish washer, splash back tiling, pantry, double glazed window and double glazed French style door to the rear garden.

CONSERVATORY

7' max measurements x x 99 max measurements (2.13m max measurements x x 30.18m max measurement) with double glazed windows, laminate flooring and double glazed door to the rear garden.

REAR LOBBY

With store cupboard and double glazed door.

BEDROOM NO 1

13' x 10'4 from front of wardrobes (3.96m x 3.15m from front of wardrobes) with double glazed window and a range of built in wardrobes with built in drawers and shelving above.

BATHROOM

6'2 x 8'11 (1.88m x 2.72m) with a four piece white suite comprising panelled bath, shower in cubicle, wash hand basin with vanity unit beneath, w.c., half tiled to walls, heated towel rail and two double glazed windows

LANDING

BEDROOM 2

13'11 max measurement x 16' (4.24m max measurement x 4.88m) with double glazed window, built in wardrobes.

SHOWER ROOM

7'7 x 6'3 (2.31m x 1.91m) with three piece white suite, comprising shower in cubicle, wash hand basin with vanity beneath, w.c., heated towel rail and velux window.

EXTERNAL

To the front of the property is a lawned garden with flower and shrub borders, extended key block paved driveway offering multiple off road parking leading

to a double garage with electric door. To the rear is a beautiful good sized garden laid mainly to lawn with flower and shrub borders, patio areas, shed and hedging forming boundary with gate.

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 .D (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.

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.

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.

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 NTSTEAT 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

TENURE.

We understand that the property is Freehold.

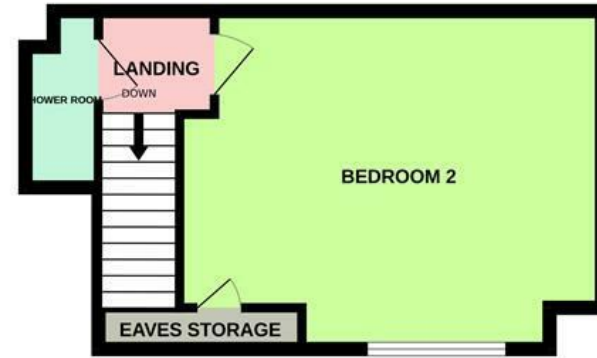




GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TRANBY AVENUE HESSLE

TOTAL FLOOR AREA : 1217 sq.ft. (113.1 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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