



Tranby Park Meadows, Hessle, HU13 0TF
Offers Over £350,000



Platinum Collection

Tranby Park Meadows, Hessle, HU13 0TF

A beautiful detached family home nestled within a very popular development in Hessle. We are delighted to bring to the market this 5 bedroom home bursting with added extras including 2 en-suites, 4/5 bedrooms, generous living accommodation and a fabulous breakfast kitchen. Externally the property has so much to offer with a South Westerly facing garden, Driveway for 3 vehicles with an Electric Car Charging Point and a Garage. A true gem.



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Key Features

- Detached Family Home
- 4 Double Bedrooms + Study
- Desirable Location
- 2 En-Suites
- Generous Living Accommodation
- South Westerly Facing Garden
- Off-Street Parking
- Electric Car Charging Point
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	83
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.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall with stairs and WC off.

WC

With low flush WC, vanity wash hand basin, recessed spotlights, heated towel rail and a window to the front elevation.

LIVING ROOM

18 x 10'10 (5.49m x 3.30m)

A generous living room with laminate wood flooring, feature fireplace housing an electric fire and an archway leading to the Dining Area.

DINING AREA

9'3 x 11'8 (2.82m x 3.56m)

A flexible reception space with laminate wood flooring and French doors to the rear elevation.

BREAKFAST KITCHEN

17 x 11'7 max (5.18m x 3.53m max)

A modern breakfast kitchen with a range of wall and base units, quartz work surfaces, upstands and a breakfast bar. Integrated appliances include a Fridge/Freezer, Automatic Dishwasher, Induction Hob, Electric Oven, Microwave, Extractor Hood, Wine

Cooler and an inset Sink + Drainer with 'Quooker' Boiling Water Tap. Further benefitting from recessed spotlights, French doors and a window to the rear.

UTILITY ROOM

8'6 x 5'2 (2.59m x 1.57m)

With wall and base units, quartz work surfaces and upstands, integrated freezer, plumbing for an automatic washing machine and recessed spotlights.

FIRST FLOOR;

BEDROOM 1

9'8 + wardrobes x 12'1 (2.95m + wardrobes x 3.68m)

A bedroom of double proportions with full length sliderobes, window to the front elevation and access to the en-suite.

EN-SUITE

Fully tiled en-suite with a three piece suite comprising of a panelled bath with overhead shower, vanity unit housing a wash hand basin and a WC. Further benefitting from under-floor heating, a heated towel rail and a window to the side elevation.

BEDROOM 2

10'8 x 11'4 (3.25m x 3.45m)

A further bedroom of double proportions with fitted wardrobes, window to the rear elevation and access to the en-suite.

EN-SUITE

A modern fully tiled en-suite with walk-in shower and a vanity unit housing a WC and a wash hand basin. Further benefitting from recessed spotlights and a heated towel rail.

BEDROOM 3

16'3 max x 8'7 max (4.95m max x 2.62m max)

A bedroom of double proportions with window to the front elevation.

BEDROOM 4

11'5 x 8'10 max (3.48m x 2.69m max)

Another double bedroom with window to the rear elevation.

BEDROOM 5 / STUDY

8'9 x 6'6 (2.67m x 1.98m)

Currently utilised as a study with fitted desk and cupboards and a window to the front elevation.

EXTERNAL;

FRONT

A driveway with space for 3 vehicles and an electric car charging point.

REAR

South Westerly facing garden with block paved patio area, shaped lawn and timber fencing.

GARAGE

With electric up and over door, light and power supply.

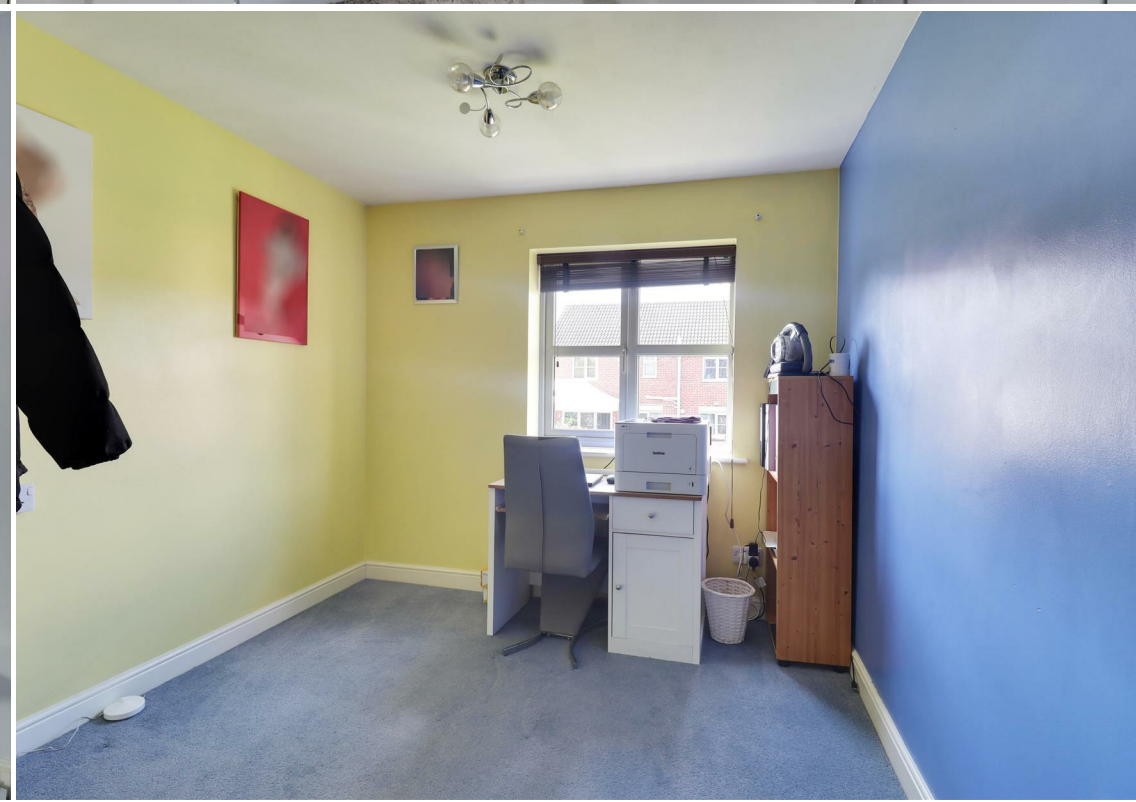
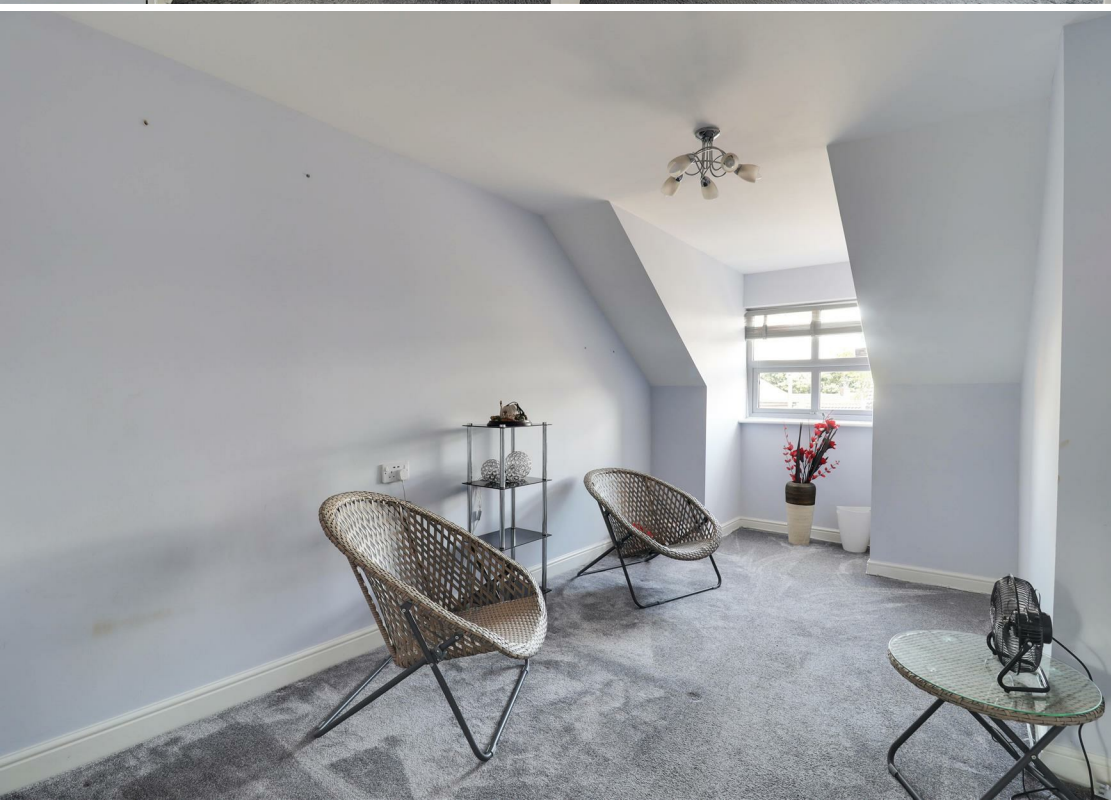
GENERAL INFORMATION

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 OR The property has the benefit of sealed unit double glazing.

COUNCIL TAX - From a verbal enquiry/online check



we are led to believe that the Council Tax band for this property is Band F (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.

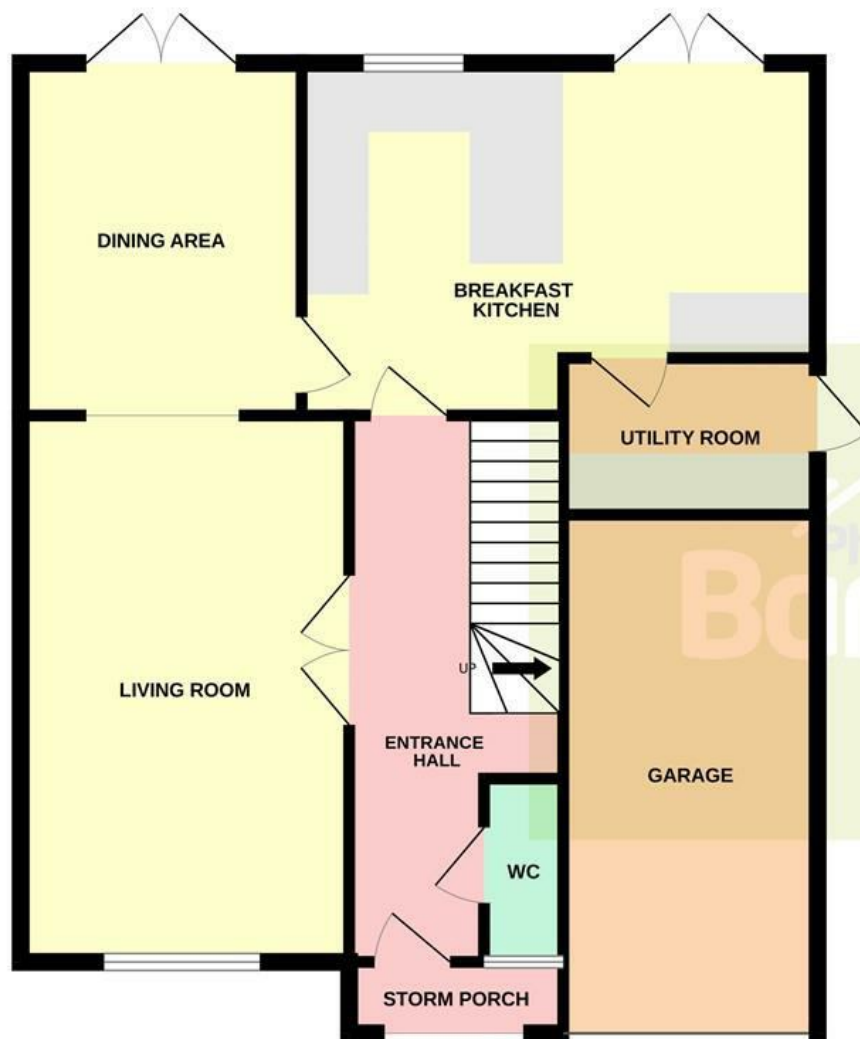
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate

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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £175 (£145.83+VAT)

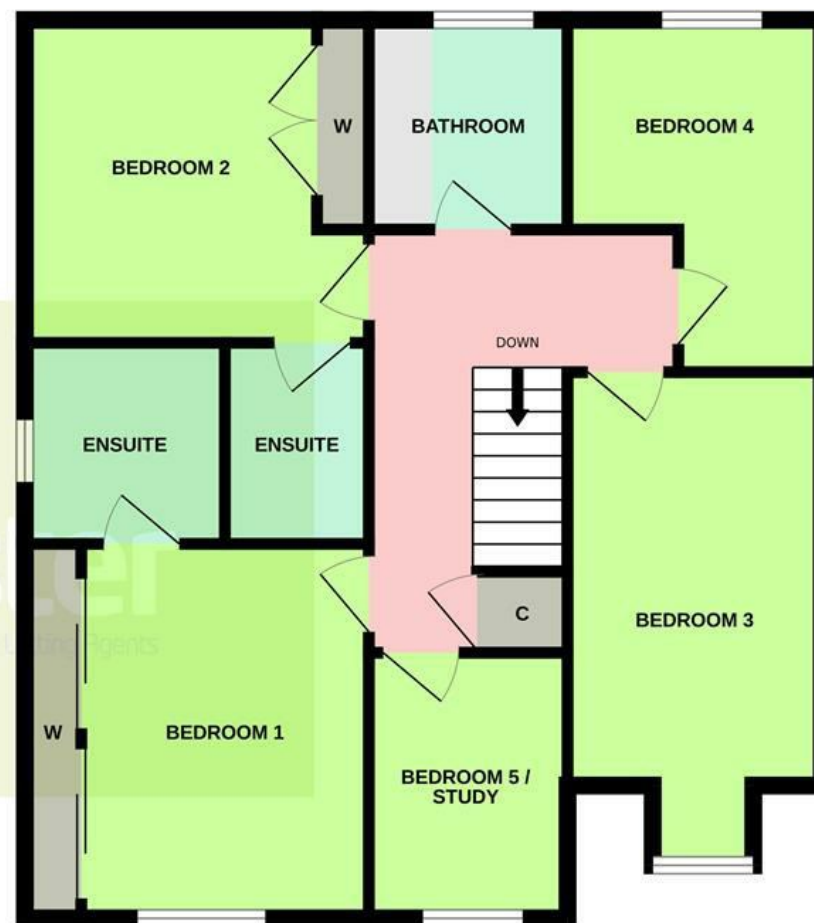




GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1568 sq.ft. (145.7 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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