



Tranby Lane, Hull, HU10 7EJ
£200,000

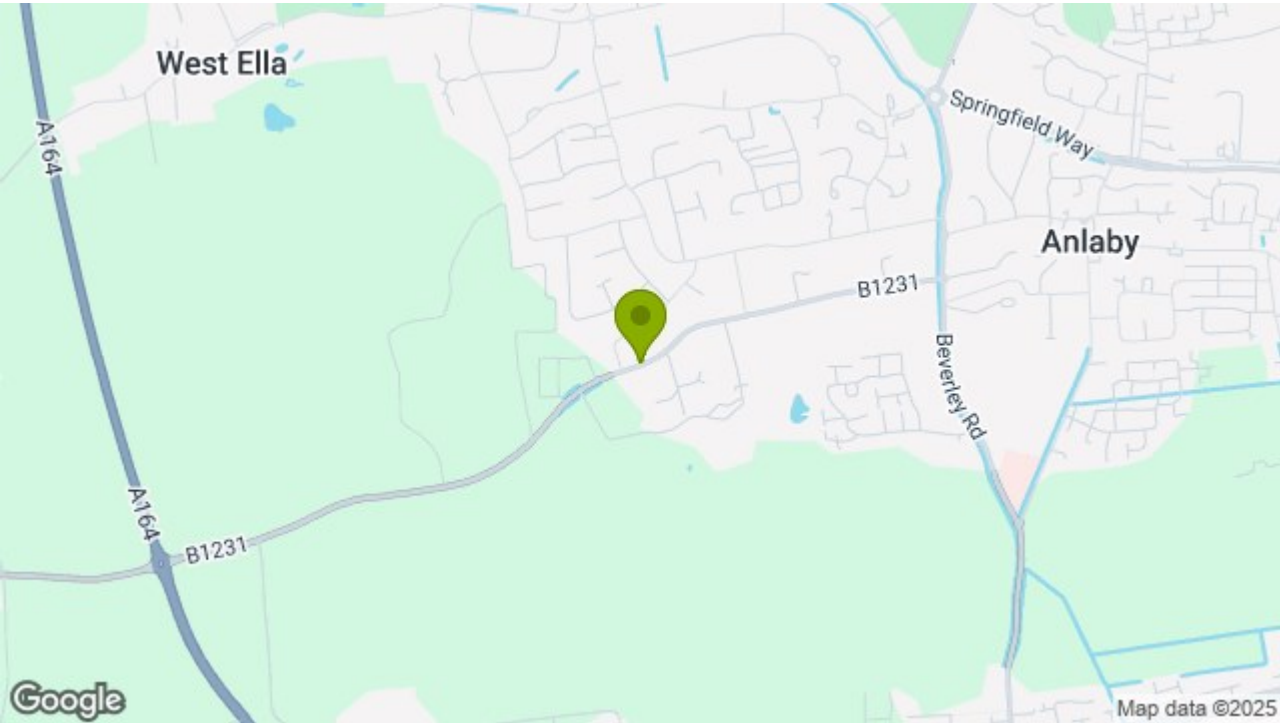

**Philip
Bannister**
Estate & Letting Agents

Tranby Lane, Hull, HU10 7EJ

Key Features

- Situated On The popular Tranby Lane Anlaby
- Early Viewing Is A Must
- Three Bedroom Semi Detached House
- Entrance Hall, Through Lounge/Dining Area, Kitchen
- Bathroom, and Gardens Front & Rear, Driveway & Garage
- No Chain Involved
- 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		
England & Wales		
EU Directive 2002/91/EC		



Nestled on Tranby Lane in the sought-after area of Anlaby, Hull, this charming three-bedroom semi-detached house presents an excellent opportunity for those looking to create their ideal home. While the property requires some updating, its potential is evident, making it a perfect canvas for personalisation.

Upon entering, you are welcomed by a spacious entrance hall that leads to a thorough lounge, The kitchen, though in need of modernisation, offers a functional layout . The first floor comprises three well-proportioned bedrooms, ideal for families or those needing extra space for guests or a home office. The bathroom, while requiring some attention, is conveniently located to serve all bedrooms.

Outside, the property boasts both front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or for children to play. The driveway accommodates parking for two vehicles, and there is also a garage, adding to the convenience of this home.

With no chain involved, this property is ready for a new owner to make it their own. Early viewing is highly recommended to fully appreciate the potential this home has to offer. Whether you are a first-time buyer or looking to invest, this semi-detached house in Anlaby is a fantastic opportunity not to be missed.



ANLABY

The village of Anlaby lies approximately five miles to the West of Hull City Centre and boasts a vast array of local shops, with Morrisons, Waitrose & Sainsbury's supermarkets all within a short drive away. Anlaby Retail Park is also a short drive away and includes many retail outlets including M&S, Next, Superdrug etc. Public transportation runs through the village and there are good road connections to the Clive Sullivan Way/A63/M62 motorway links.

ENTRANCE HALL

THROUGH LOUNGE/DINING AREA

24'4 x 4 x 11'11 narrowing to 6'11 (7.42m x 1.22m x 3.63m narrowing to 2.11m)
Lounge Area - with a double glazed window to the front elevation, feature fireplace and gas fire (not tested)

Dining Area - with double glazed window to the rear elevation.

KITCHEN

8'5 x 10'5 (2.57m x 3.18m)
with a range of base units, laminate work surfaces, sink unit, gas cooker point, pantry double glazed door and double glazed window to the rear elevation.

FIRST FLOOR

LANDING

with double glazed window to the side elevation and access to roof void.

BEDROOM 1

11'11 x 11'11 max measurements (3.63m x 3.63m max measurements)
with double glazed window to the front elevation and airing cupboard

BEDROOM 2

12'3 x 8'7 (3.73m x 2.62m)
with double glazed window to the rear elevation

BEDROOM 3

8'6 x 8'1 (2.59m x 2.46m)
with double glazed window to the rear elevation

BATHROOM

8'11 max measurements x 5'7 (2.72m max measurements x 1.70m)
with a three piece suite, comprising panelled bath, wash hand

basin, w.c., half tiled and double glazed window to the front elevation.

EXTERNAL

Outside are gardens to the front and rear a driveway and garage.

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.

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.

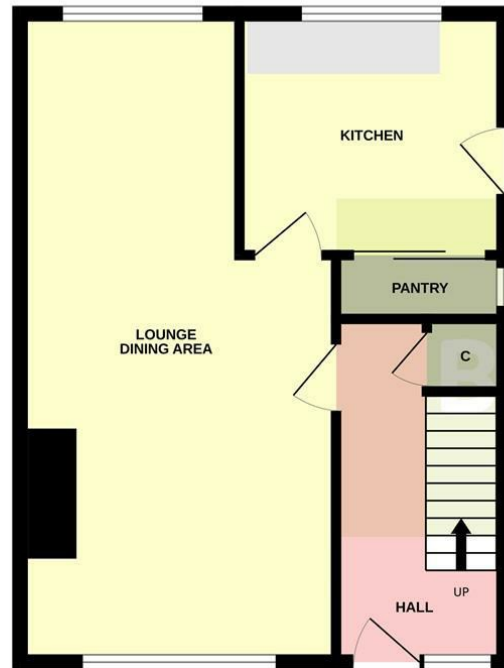
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

TENURE.

We understand that the property is Freehold.



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025

