

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew  
**Limb**  
MOVING HOME



*75 Tranby Lane, Anlaby, East Yorkshire, HU10 7DT*

- 📍 Tremendous Potential
- 📍 Unique Detached Residence
- 📍 4 Bedrooms
- 📍 Council Tax Band = F
- 📍 Prime Location
- 📍 Plot of Around 0.86 Acre
- 📍 Beautiful Grounds
- 📍 Freehold/EPC = D

**£700,000**

## INTRODUCTION

Affording tremendous potential is this unique detached house standing in beautiful grounds of approximately 0.86 acre on the south side of the prestigious Tranby Lane. Given the size of the plot, there is so much scope to extend/remodel, subject to appropriate permissions, to create a simply outstanding residence of significant value in such a prime residential location. A particular feature are the beautiful park like grounds which extend to both front and rear of the house combining lawns with mature shrubbery and specimen trees which create a stunning environment. Currently the house provides an excellent range of accommodation, as depicted on the attached floorplan, briefly comprising an entrance porch, hallway, formal lounge with a fabulous view of the garden, sitting room with a picture window overlooking the garden, dining room, garden room area, kitchen and a downstairs double bedroom adjacent to a shower/cloak room. Upon the first floor are 3 good sized bedrooms served by a bathroom. The accommodation has gas fired central heating and a selection of single and double glazing.

## LOCATION

The property occupies a prominent position on the south side of Tranby Lane close to its junction with Croft Drive. Tranby Lane is one of the areas most sought after locations and Anlaby combined with the neighbouring villages of Kirk Ella and Willerby offer an excellent range of shops, recreational facilities and amenities, in addition to well reputed public and private schooling. The property is situated within the catchment area for St. Andrews primary school and Wolfreton secondary school. Convenient access can be gained toward Hull City centre, the Humber Bridge and the nearby towns of Cottingham and Beverley, in addition to convenient access toward the A63/M62 motorway network.



## ACCOMMODATION

Residential entrance door to:

### ENTRANCE PORCH

With tiled floor. Internal door to:

### HALLWAY

With herringbone parquet floor.

### CLOAK/SHOWER ROOM

With shower cubicle, wash hand basin and W.C..

### *LOUNGE*

19'2" x 15'3" approx (5.84m x 4.65m approx)

Situated to the rear of the house, this super room provides a fabulous view down the garden. The chimney breast houses a feature fire surround with marble hearth and back plate.



### *SITTING ROOM*

17'5" x 12'0" approx (5.31m x 3.66m approx)

With a picture window providing a stunning vista across the rear garden. Chimney breast with marble fireplace.



### *DINING ROOM*

17'4" x 12'0" approx (5.28m x 3.66m approx)

With a beautiful herringbone parquet floor. This room is open plan in style through to the:



### *GARDEN ROOM*

12'0" x 8'6" approx (3.66m x 2.59m approx)

Providing views of the garden and double doors leading out.



### *KITCHEN*

17'5" x 10'0" approx (5.31m x 3.05m approx)

Having a selection of fitted units and worksurfaces, double sink and drainer, integrated oven, grill hob and extractor hood above, plumbing for a dishwasher. There is a utilities area within the kitchen housing the plumbing for an automatic washing machine and space for a dryer. Window overlooking the front garden.



### *SIDE LOBBY*

With external access door to side, doors to store cupboards and the boiler room which houses a floor mounted Ideal Mexico 2 gas fired boiler.

### *BEDROOM 4*

18'7" x 12'1" approx (5.66m x 3.68m approx)

With windows to front and rear elevation.



*FIRST FLOOR*

*LANDING*

Window to side elevation, storage cupboards.

*BEDROOM 1*

17'5" x 12'0" approx (5.31m x 3.66m approx)

With a picture window overlooking the gardens to the south.



*GARDEN VIEW*



*BEDROOM 2*

11'0" x 10'0" approx (3.35m x 3.05m approx)  
Built in wardrobe, window to side.



*BEDROOM 3*

10'0" x 11'0" approx (3.05m x 3.35m approx)  
Built in wardrobe, window to front.



*BATHROOM*

With suite comprising low level W.C., wash hand basin and bath, tiled surround.



*OUTSIDE*

Overall the property stands in a plot of approximately 0.86 acre. The property is approached across a driveway which opens to a turning area, parking facilities and also provides access to the attached double garage. The beautiful gardens create a parkland style setting extending to both front and rear elevations. To the front, a lawn is complimented by shrubbery. The vista to the rear is quite spectacular. Enjoying a south facing aspect, there is an extensive lawn and an array of ornamental shrubs, mature trees, some specimen and established borders which provide great seclusion. The garden runs down in towards a wooded area.





*REAR VIEW*



*FRONT GARDEN*



*DRIVEWAY*



*TENURE*

Freehold

### *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

### *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

### *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

### *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

### *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.

### *VALUATION SERVICE*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



**Ground Floor**  
Approx. 177.6 sq. metres (1911.6 sq. feet)



**First Floor**  
Approx. 55.5 sq. metres (596.9 sq. feet)



Total area: approx. 233.0 sq. metres (2508.5 sq. feet)

