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**Limb**  
MOVING HOME



*54 Tranby Lane, Anlaby, East Yorkshire, HU10 7DU*

- 📍 Detached House
- 📍 Four Double Bedrooms
- 📍 Three Reception Rooms
- 📍 Council Tax Band = E
- 📍 Requires Some Modernisation
- 📍 Fantastic Gardens
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

**£545,000**

## INTRODUCTION

Occupying a fantastic plot along the much sought after Tranby Lane is this detached house with immaculately presented accommodation which would benefit from a degree of modernisation. The accommodation extends to almost 2,000 sq.ft and is depicted on the attached floorplan. The property has the benefit of gas central heating to radiators and uPVC double glazing and the accommodation briefly comprises an entrance porch, spacious entrance hallway with cloaks and W.C. situated off. There are three large reception rooms plus a modern breakfast kitchen. Upon the first floor is a spacious landing which provides access to the four double bedrooms and family bathroom.

The property is set well back from the road and a lawned garden with mature shrubbery extends to the front. A side drive provides excellent parking and leads onwards to the detached double garage. The lovely rear garden is well tended with lawn and attractive borders. There is also a large patio area directly adjoining the rear of the property.

With no onward chain, this is one not to miss!

## LOCATION

The property is located close to Tranby Lanes junction with Northfield Close. 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 which can be found nearby. The property is situated within the catchment area for St Andrews primary school and Wolfreton secondary school. The property is conveniently placed for access to Hull City Centre, the Humber Bridge and the nearby town of Cottingham and Beverley, in addition to convenient access towards the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE PORCH

Of uPVC construction with residential entrance door to:



*ENTRANCE HALLWAY*

Spacious and welcoming with staircase leading to the first floor.



*CLOAKS/W.C.*

With low flush W.C. and wash hand basin. Window to side.

*SITTING ROOM*

14'11" x 13'10" approx (4.55m x 4.22m approx)  
With feature fireplace and large curved bay window to the front elevation.



## LOUNGE

15'0" x 13'10" approx (4.57m x 4.22m approx)  
With feature fireplace and large curved bay window to the front elevation.



## DINING ROOM

14'5" x 12'4" approx (4.39m x 3.76m approx)  
With windows to side and rear elevations.



## BREAKFAST KITCHEN

14'5" x 10'7" approx (4.39m x 3.23m approx)

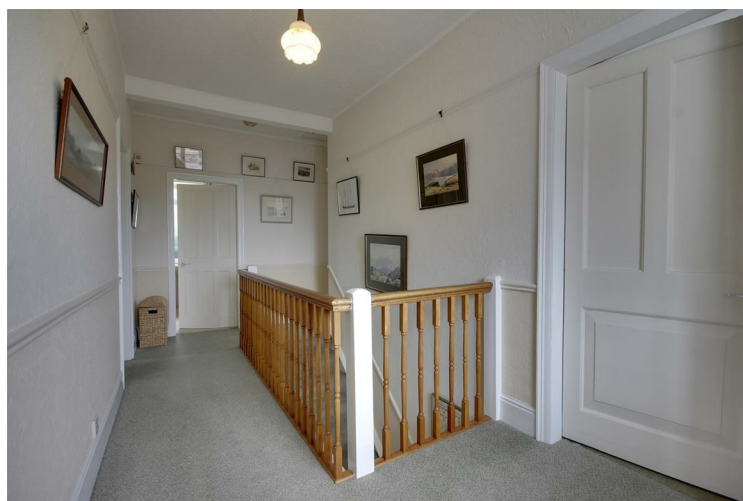
Having a range of modern base and wall units with contrasting worksurfaces, one and a half bowl sink and drainer with mixer tap, double oven, four ring gas hob with filter hood above, integrated dishwasher, fridge, freezer and washing machine. Tiling to the floor, tiled splashbacks, windows to side and rear. External access door to the garden.



## FIRST FLOOR

### LANDING

With loft access hatch, storage cupboard and window to side.



## BEDROOM 1

14'11" x 13'11" approx (4.55m x 4.24m approx)  
With fitted wardrobes and storage. Window to front.



## BEDROOM 2

13'10" x 13'6" approx (4.22m x 4.11m approx)  
With fitted furniture, window to front.



## BEDROOM 3

14'4" x 12'4" approx (4.37m x 3.76m approx)  
With built in wardrobe and window to side.



*BEDROOM 4*

10'10" x 10'4" approx (3.30m x 3.15m approx)  
Window to rear.



*BATHROOM*

With suite comprising a bath with shower over, wash hand basin, low flush W.C. and bidet. Windows to side.



## OUTSIDE

The property is set well back from the road and a lawned garden with mature shrubbery extends to the front. A side drive provides excellent parking and leads onwards to the detached double garage. The lovely rear garden is well tended with lawn and attractive borders. There is also a large patio area directly adjoining the rear of the property.





*FRONT GARDEN*



*REAR VIEW OF PROPERTY*



*TENURE*

Freehold

*COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band . 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.

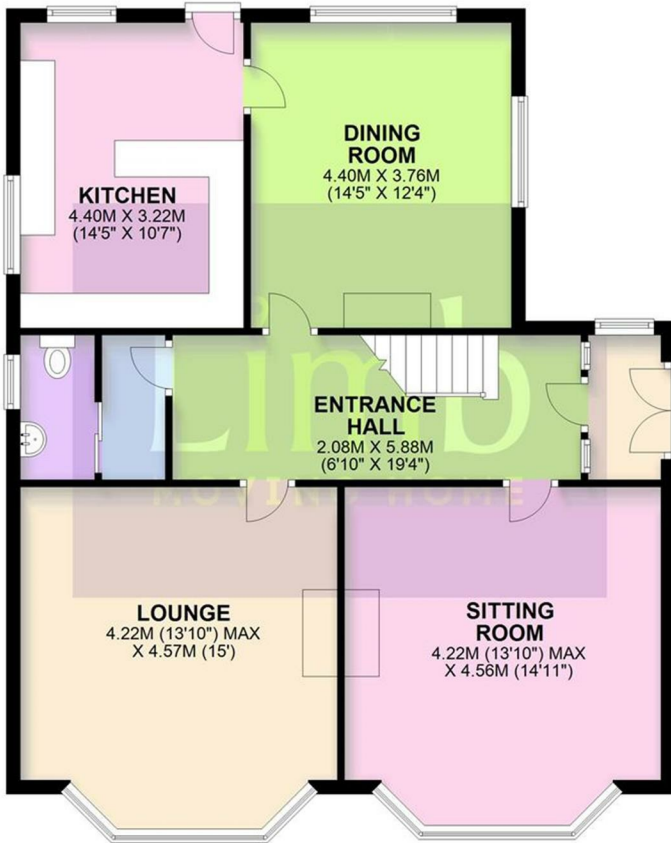
## VALUATION SERVICE

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.



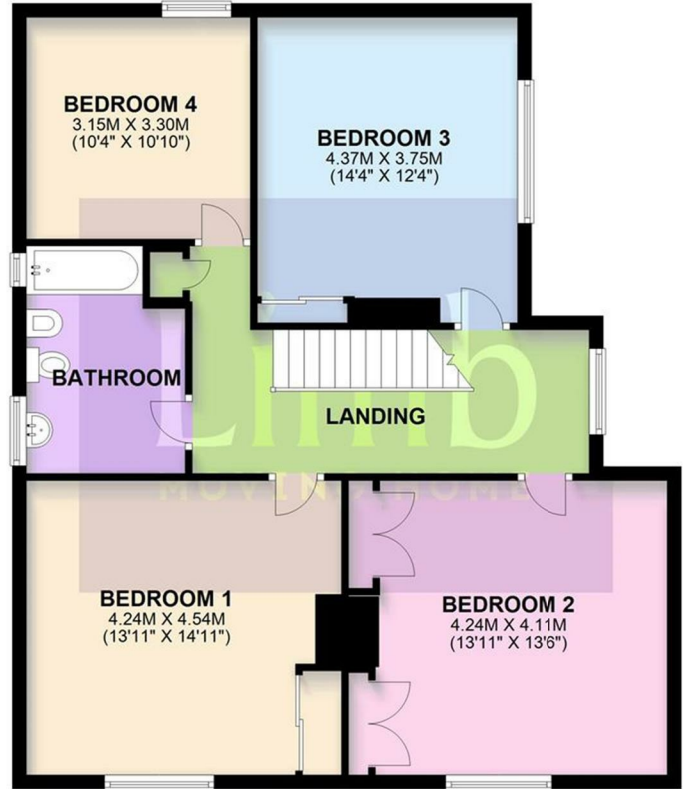
**GROUND FLOOR**

APPROX. 92.3 SQ. METRES (993.5 SQ. FEET)



**FIRST FLOOR**

APPROX. 88.5 SQ. METRES (952.4 SQ. FEET)



TOTAL AREA: APPROX. 180.8 SQ. METRES (1945.9 SQ. FEET)  
**54 TRANBY LANE, ANLABY**

