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**Limb**  
MOVING HOME



*86 Tranby Avenue, Hessle, East Yorkshire, HU13 0PX*

- 📍 Semi-Detached Dormer
- 📍 Stunning Rear Garden
- 📍 Excellent Parking Provision
- 📍 Council Tax Band = D
- 📍 Two Beds/Two Baths
- 📍 Two Reception Rooms
- 📍 Modern Kitchen
- 📍 Freehold / EPC = C

**£350,000**



## INTRODUCTION

Beautifully presented property offering the perfect blend of comfort and style. Boasting two reception rooms, two bedrooms and two bathrooms, this home provides ample space for a small family or a couple looking for a peaceful retreat.

The outside space is a particular feature with parking for multiple vehicles and a stunning rear garden which is beautifully maintained and is an ideal place to unwind or entertain. Whether you have a green thumb or simply enjoy the outdoors, this garden is sure to be a highlight of the property.

Don't miss the opportunity to make this charming property your new home. With its convenient location, ample parking, and beautiful garden, this is a rare find that won't stay on the market for long. Contact us today to arrange a viewing



## LOCATION

The property is situated along Tranby Avenue close to its junction with Heads Lane. Hesse is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty salons, takeaway, delicatessen, banks and newsagents. Further amenities are located around Hesse Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hesse All Saints Church of England and Hesse Peshurst. Secondary schooling is at Hesse High School. Hesse also has its own mainline railway station which links to Hull, Doncaster, Leeds, Sheffield, Manchester, Brough and London Kings Cross. Convenient access can be gained to the iconic Humber Bridge and the A63 leading into Hull city centre to the east and the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

Spacious and welcoming with staircase leading to the first floor.



## LOUNGE

13'11" x 13'10" approx (4.24m x 4.22m approx)  
With bay window to front and feature fire surround housing an electric fire.



## SITTING/DINING ROOM

12'4" x 12'1" approx (3.76m x 3.68m approx)  
With doors to conservatory



## CONSERVATORY

9'8" x 6'3" approx (2.95m x 1.91m approx)  
With views across the beautiful garden.





## KITCHEN

With modern base and wall units, contrasting worksurfaces, sink and drainer with mixer tap, double oven, induction hob with filter hood above, microwave, fridge and dishwasher. Large pantry cupboard, window and French doors to rear.



## BEDROOM 1

13'1" x 11'11" approx (3.99m x 3.63m approx)

With fitted furniture including wardrobes and drawers. Window to front.



### *BATHROOM*

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Heated towel rail, half tiled walls, windows to rear.



### *REAR LOBBY*

With external access door to side. Large storage cupboard.

### *FIRST FLOOR*

### *LANDING*

## BEDROOM 2

16'1" x 14'0" approx (4.90m x 4.27m approx)  
Window to front. Fitted wardrobes.



## SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled surround, Velux window to side.





*OUTSIDE*

A lawned garden extends to the front and there is an extensive blocked paved driveway providing parking for multiple vehicles and leading onwards to the double garage. The rear garden is a particular feature, beautifully tended with raised patio, lawn and attractive mature shrubbery.



*REAR VIEW*



*TENURE*

Freehold

*COUNCIL TAX BAND*

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



**FIRST FLOOR**





