

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



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

- 📍 Semi-Detached Dormer Bungalow
- 📍 Well Presented Accommodation
- 📍 Versatile Accommodation
- 📍 Good Sized Rear Garden
- 📍 Two/Three Bedrooms
- 📍 Driveway & Garage
- 📍 Council Tax Band = D
- 📍 Freehold / EPC = C

**£339,950**

## INTRODUCTION

Situated along the much sought after Tranby Avenue is this well presented semi-detached dormer style bungalow. Offering versatile accommodation, the property offers great appeal to a variety of purchasers with bedrooms on both the ground and first floor. The accommodation is depicted on the attached floorplan and briefly comprises a spacious and welcoming entrance hallway, lounge, bedroom plus further bedroom/sitting room plus a spacious dining kitchen and bathroom with four piece suite. Upon the second floor is a further bedroom with walk in wardrobe and separate shower room.

The property occupies a good sized plot with an attractive garden extending to the front and a side drive with carport providing excellent parking and leading onwards to the single detached garage. The good sized rear garden is mainly lawned with attractive rockery and patio area with further feature circular patio.

## LOCATION

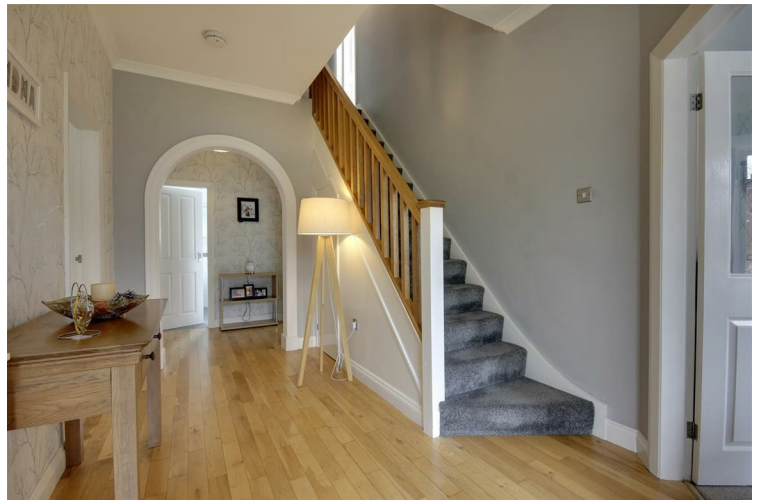
The property is situated along Tranby Avenue close to its junction with Heads Lane. Hessle is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty salons, takeaway, delicatessen, banks and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hessle All Saints Church of England and Hessle Peshurst. Secondary schooling is at Hessle High School. Hessle 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 up to the first floor with cupboard under.



## LOUNGE

13'11" x 11'9" approx (4.24m x 3.58m approx)

With feature fire surround housing a log burning stove. Bay window to front.



## BEDROOM 1

13'3" x 12'5" approx (4.04m x 3.78m approx)

With window to the front elevation.



## BEDROOM 2/SITTING ROOM

12'1" x 9'5" approx (3.68m x 2.87m approx)  
With French doors opening out to the rear garden.



## DINING KITCHEN

18'8" x 13'8" approx (5.69m x 4.17m approx)  
Narrowing to 11'1" approx.  
Having a range of fitted base and wall units with laminate  
worksurface, one and a half bowl sink and drainer with mixer tap,  
solid oak island with granite top centre, range style cooker, space for  
fridge/freezer and plumbing for a washing machine, underfloor  
heating. External access door to rear and side.



## DINING AREA



## BATHROOM

With suite comprising a bath with shower attachment, corner shower enclosure, wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail and windows to rear.



## FIRST FLOOR

## LANDING

### BEDROOM 3

13'11" x 12'10" approx (4.24m x 3.91m approx)

With walk in wardrobe fitted with hanging rails and shelving. Window to front.



### SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Storage cupboard, heated towel rail and Velux window to side.



## OUTSIDE

The property occupies a good sized plot with an attractive garden extending to the front and a side drive with carport providing excellent parking and leading onwards to the single detached garage. The good sized rear garden is mainly lawned with attractive rockery and patio area with further feature circular patio.



## PATIO



## 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.

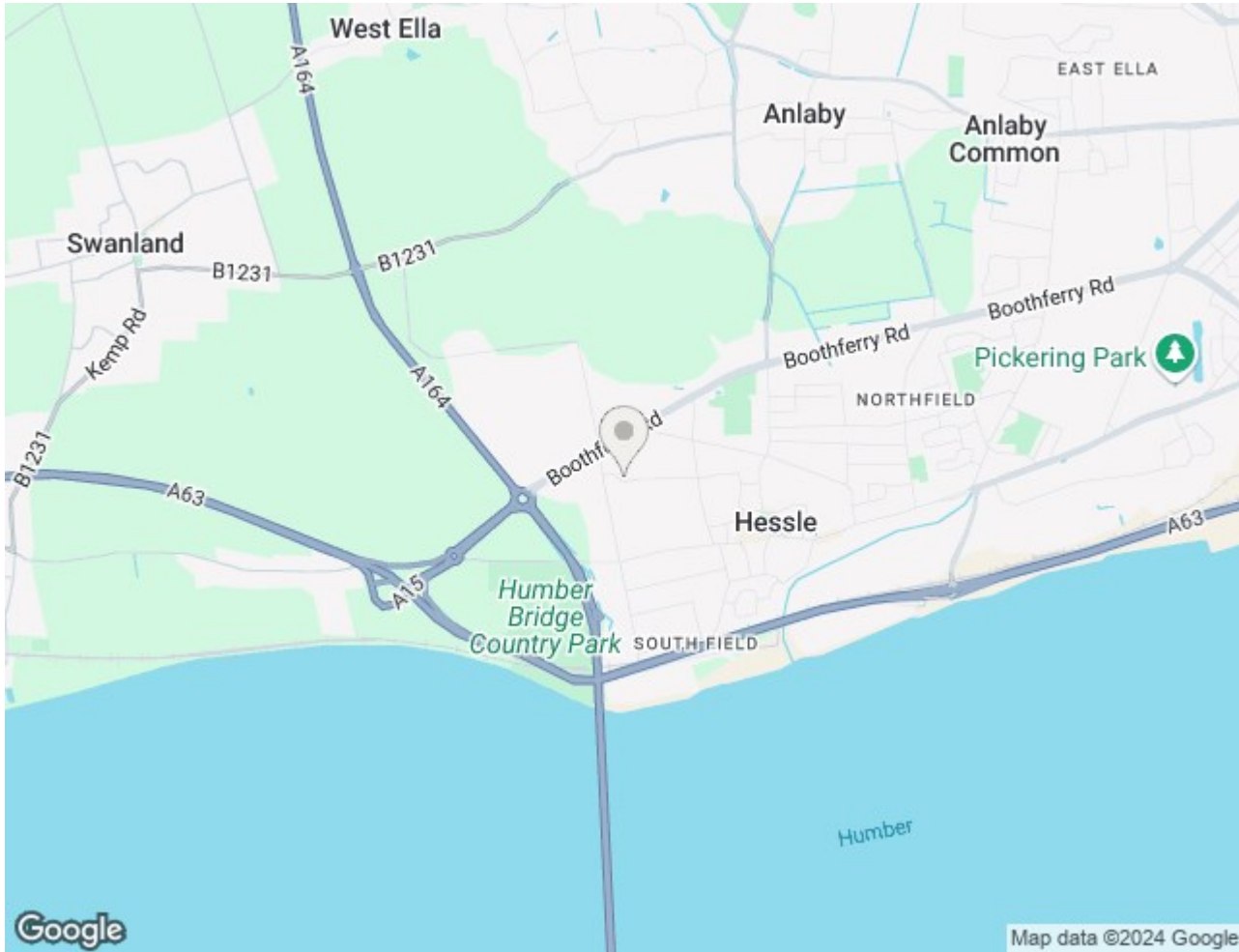
## *PHOTOGRAPH DISCLAIMER*

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.





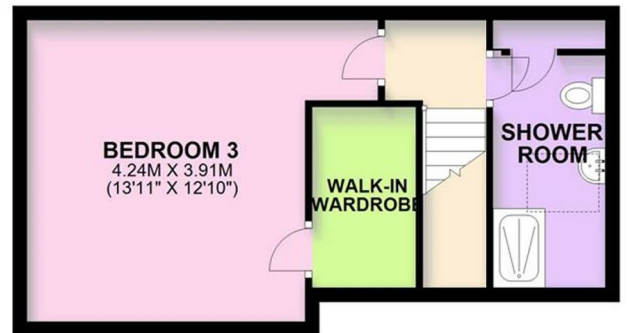
### GROUND FLOOR

APPROX. 86.9 SQ. METRES (935.8 SQ. FEET)



### FIRST FLOOR

APPROX. 32.5 SQ. METRES (349.5 SQ. FEET)



TOTAL AREA: APPROX. 119.4 SQ. METRES (1285.3 SQ. FEET)  
**80 TRANBY AVENUE, HESSLE**

