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Limb
MOVING HOME



7 Tranby Avenue, Hessle, East Yorkshire, HU13 0PS

- 📍 Stunning Period Property
- 📍 Many Original Features
- 📍 Superb Kitchen Extension
- 📍 Council Tax Band = D
- 📍 Four Bedrooms
- 📍 Two Reception Rooms
- 📍 South Facing Garden
- 📍 Freehold / EPC = E

£375,000

INTRODUCTION

7 Tranby Avenue, Hessle - A Charming Blend of Period Elegance and Modern Living

This delightful end-of-terrace property offers a unique opportunity to own a home brimming with character and contemporary style. Having undergone a significant programme of refurbishment in 2019 including a full re-wire, full re-plumb, new heating system and all external walls internally insulated, this residence seamlessly blends the charm of period features, such as coving, cornicing, and picture rails, with the comforts of modern living.

The original front door boasting a double-glazed stained glass insert, sets the tone for the character within. The spacious lounge provides a warm and inviting atmosphere, featuring a cast iron insert with an open grate and copperplate hearth. The adjacent dining room showcases a reclaimed cast iron range, adding a touch of historical charm.

A standout feature of this property is the modern extension, creating a stunning open-plan living kitchen. This contemporary space is designed for both family living and entertaining, boasting sleek granite worktops, a central island, and bi-folding doors that open onto the south-facing rear terrace, perfect for al fresco dining. A convenient utility room and W.C. complete the ground floor accommodation.

From the hallway, the staircase with original balustrade leads up to the first floor, where there are four double bedrooms. Bedrooms one and two feature decorative cast fireplaces, adding a touch of period elegance. Bedroom one also benefits from an en-suite W.C. plus a walk-in shower to the corner of the bedroom. A modern family bathroom, complete with a bath and separate walk-in shower, serves the remaining bedrooms.

Externally, the garden enjoys a southerly aspect, featuring a lawn and a raised terrace directly accessible from the open-plan kitchen via the bi-folding doors. This creates a seamless transition between indoor and outdoor living, ideal for enjoying sunny days and evenings.

7 Tranby Avenue is a truly special property, offering a rare combination of period charm, modern amenities, and a desirable location in Hessle. Viewing is highly recommended to appreciate the full extent of what this home has to offer.

LOCATION

The vibrant town of Hessle is situated approximately 5 miles to the west of Hull City Centre on the banks of the River Humber and comprises many fine homes of distinction. A superb range of shops and amenities can be found in the bustling centre including fine restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagents, banks, chemist, gift shops, hair/beauty salons, health centre, take aways and more. Hessle benefits from excellent road and rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dual carriageway leading into Hull or the national motorway network. The iconic Humber Bridge is situated nearby providing east access to North Lincolnshire and Humberside airport. Public and private schooling for all ages is available locally in addition to many recreational facilities.

ACCOMMODATION

Original entrance door with double glazed stained glass panel opens to:



ENTRANCE HALLWAY

A staircase with original balustrade leads up to the first floor. Solid oak flooring and understairs cupboard.



LOUNGE

14'2" x 12'8" approx (4.32m x 3.86m approx)

Measurements into bay window to the front elevation. The main feature of the room is the original fireplace with cast and tile inset with open grate and copperplate hearth. Original coving, cornicing and picture rails. There is a built in unit/log store to the alcove with shelving above.



DINING ROOM / STUDY

12'3" x 10'8" approx (3.73m x 3.25m approx)

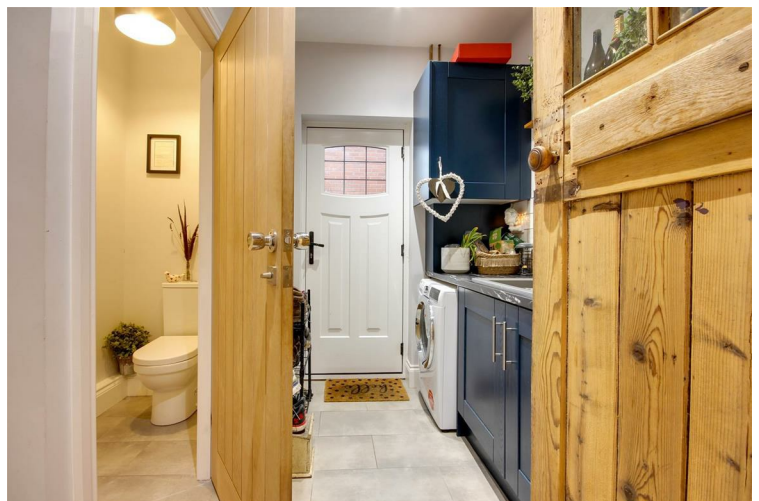
With reclaimed cast iron range and built in units to alcoves Original wall mounted servants bell box. Window to rear.



UTILITY ROOM

8'9" x 6'0" approx (2.67m x 1.83m approx)

With modern fitted units, one and a half bowl sink and drainer, plumbing for a washing machine, space for tumble dryer and cupboard housing the gas fired central heating boiler. External access door to side.



CLOAKS./W.C.

With modern suite comprising a low flush W.C. and vanity unit with wash hand basin. Tiled floor and heated towel rail.

OPEN PLAN LIVING KITCHEN

27'11" x 16'10" approx (8.51m x 5.13m approx)

The heart of this home lies in its stunning open-plan living kitchen, situated at the rear of the property. Solid oak flooring flows throughout this contemporary space, which is bathed in natural light from a series of Velux windows and features bi-folding doors that seamlessly connect to the south-facing rear terrace. The modern shaker-style kitchen boasts granite worktops, a matching central island with feature lighting, and a one-and-a-half bowl inset sink with drainer. Integrated appliances include a dishwasher and wine fridge, with space provided for a range-style cooker and fridge/freezer. The dining area, with retractable lighting above the table, offers flexibility for various uses, while ample living space ensures comfort for the whole family.



DINING AREA



LIVING AREA



FIRST FLOOR

LANDING

With loft access hatch to partially boarded loft.

BEDROOM 1

17'1" x 11'5" approx (5.21m x 3.48m approx)

With exposed brick chimney breast housing a decorative cast fire.
Walk in shower to one corner. Window to the front elevation.



EN-SUITE W.C.

With modern suite comprising a low flush W.C. and vanity unit with wash hand basin. Tiled floor and heated towel rail.

BEDROOM 2

12'5" x 10'8" approx (3.78m x 3.25m approx)

With decorative cast fireplace and window to rear.



BEDROOM 3

12'4" x 10'11" approx (3.76m x 3.33m approx)
Window to rear.



BEDROOM 4

9'6" x 8'10" approx (2.90m x 2.69m approx)
Window to rear.



BATHROOM

With suite comprising a bath, walk in shower, vanity unit with wash hand basin and low flush W.C. Feature tiled floor, heated towel rail, inset spot lights and window to side.



OUTSIDE

To the front of the property is a small paved garden area and a gate provides access to the side and rear garden.

The rear garden enjoys a southerly aspect and is mainly lawned with hedging and fencing to the boundary. A particular feature is the raised terrace directly accessible from the open plan living kitchen.



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.

