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Limb
MOVING HOME



Tranby Rise, 35 Jenny Brough Lane, Hessle, East Yorkshire, HU13 0LA

- 📍 Outstanding Residence
- 📍 Immaculately Presented
- 📍 5 Beds/3 Baths
- 📍 Council Tax Band = G
- 📍 Gated Entrance
- 📍 Double Garage
- 📍 Impressive Setting
- 📍 Freehold/EPC = C

£895,000

INTRODUCTION

Welcome to Tranby Rise, a truly outstanding detached residence which is set in landscaped gardens. This very special home, individually built to the highest standards, is in a Georgian style complete with high ceilings and has a range of lavishly appointed accommodation. Immaculately presented, the accommodation is arranged over two floors and briefly comprises a spacious hall with galleried landing over, five bedrooms, three stylish bathrooms, four receptions, bespoke kitchen, utility and a fantastic rear orangery. An impressive gated entrance opens to the driveway which leads onwards to the parking area and double garage. The grounds are mainly laid to lawn with ornamental shrubs and borders complemented by extensive outdoor entertaining space. The current owners have loved living here so much that they are only moving to the bottom of the garden having built a magnificent bespoke high end house, further enhancing the area.

LOCATION

Tranby Rise enjoys an established setting along the established Jenny Brough Lane which is a sought after residential location to the west of Hessle centre and which leads from Boothferry Road towards the neighbouring village of Swanland. Hessle has a good range of local shops and amenities, many of which are located in the nearby Hessle Square and The Weir. There has been a recent growth of restaurants, delicatessen and many independent niche traders. Good road connections are available to The Humber Bridge, Hull or the A63/M62 motorway network.

ACCOMMODATION

Residential door provides access to the:

ENTRANCE HALL

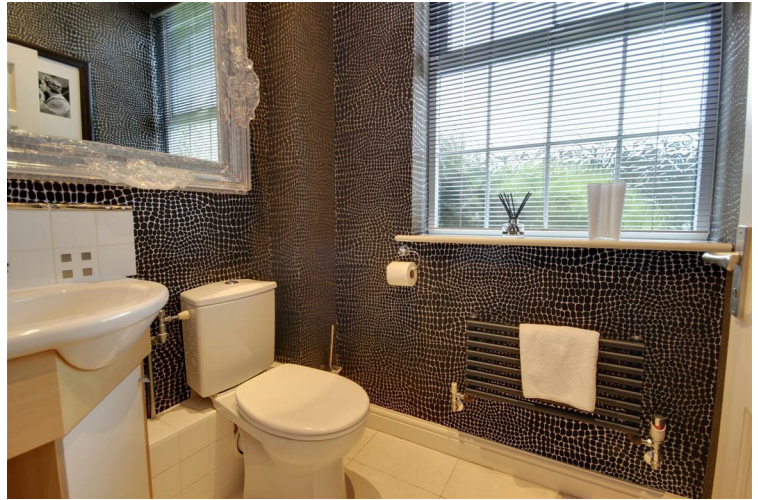
20'0" x 10'0" approx (6.10 x 3.05 approx)

With turning staircase leading up to the first floor and gallery over. There is feature polished limestone flooring and the entrance door is flanked by two individual windows to the front. A useful cloaks cupboard is situated to one corner of the hallway.



CLOAKROOM/W.C.

With contemporary white suite comprising low level WC and wash hand basin. There is limestone flooring and a designer radiator.



LIVING ROOM

23'9" x 14'9" approx (7.24m x 4.50m approx)

An elegant room having as its focal point a raised inset limestone surround fireplace housing a "log" effect gas fire with windows to either side and two windows overlooking the rear garden. The room is also fitted with a cinema entertainment system with projector and screen which may be available by separate negotiation.



DINING ROOM

14'8" x 9'9" approx (4.47m x 2.97m approx)

With wood flooring and two windows to the front elevation.



DAY ROOM

20'0" x 11'9" approx (6.10m x 3.58m approx)

Being open plan in style through to the kitchen and double doors also lead to the orangery. This comfortable room comprises a contemporary inset "cobble living flame" gas fire, oak flooring, fitted cabinet for audio equipment with wall TV point above, Lutron mood lighting.



ORANGERY

17'6" x 17'0" approx (5.33 x 5.18 approx)

A simply stunning room located in the centre of the house providing beautiful views across the garden. This high quality orangery has a limestone floor, designer radiator and an air conditioning unit is also installed. Double doors lead out to the gardens.



KITCHEN

15'9" x 14'10" approx (4.80 x 4.52 approx)

Having an extensive range of bespoke hand painted units with crystal handles and contrasting granite work surfaces with inset one and a half sink and drainer unit with mixer tap. There is also a matching central island and breakfast table. A range cooker has an extractor over, and appliances also include an integrated dishwasher and an American style free standing fridge freezer. Two windows overlook the rear garden, an external access door leads out to the side and wood flooring is fitted. There is a useful built-in pantry cupboard to one corner and a Lutron mood lighting control.



ALTERNATIVE VIEW

UTILITY ROOM

11'2" x 6'3" approx (3.40 x 1.91 approx)

Having a range of matching units with inset sink and drainer, plumbing for automatic washing machine, space for appliances.



STUDY

8'8" x 8'5" approx (2.64 x 2.57 approx)

Being comprehensively fitted with a range of quality maple finish furniture comprising desk, drawers and cupboards. Wood flooring, window to front elevation.



FIRST FLOOR

GALLERIED LANDING

20'0" x 10'0" approx (6.10 x 3.05 approx)

With two windows to the front elevation. The airing cupboard is situated off with an insulated hot water cylinder.



MAIN BEDROOM

23'9" x 14'10" approx (7.24 x 4.52 approx)

With two windows to the rear and two further windows to the side elevation.



EN-SUITE BATHROOM

14'7" x 8'4" approx (4.45 x 2.54 approx)

Being fully tiled to the floor and walls incorporating a stylish suite comprising a Villeroy & Boch low level WC, stand housing a wash hand basin with designer tap, jacuzzi Whirlpool bath, corner shower cubicle with multi jet shower, heated towel rail



BEDROOM 5

12'0" x 10'0" approx (3.66 x 3.05 approx)

Currently used as a dressing room including an extensive range of quality fitted wardrobes. Window to rear elevation.



BEDROOM 2

15'0" x 9'0" approx (4.57 x 2.74 approx)
With two windows to the front elevation.



EN-SUITE SHOWER ROOM

Having a stylish contemporary Villeroy & Boch suite comprising low level WC, wash hand basin with cabinet under, walk-in shower area, complimentary tiling to the walls and floor. Heated towel rail.



BEDROOM 3

14'10" x 10'4" approx (4.52 x 3.15 approx)
With two windows to the rear elevation.



BEDROOM 4

11'10" x 9'9" approx (3.61 x 2.97 approx)

With designer fitted wardrobes. Window to rear elevation.



BATHROOM

A stylish family bathroom with white Villeroy & Boch suite comprising panelled bath, low level WC, pedestal wash hand basin and corner shower cubicle. Fully tiled to the walls and floor.



OUTSIDE

The property stands on a superb plot. A brick pillared entrance with impressive wrought iron gates open to the driveway and parking area. The double garage has automated up and over doors and measures approx. 19ft 8ins x 18ft 5ins internally. The gardens are laid to lawn with ornamental shrubs, borders, box hedging and extensive entertaining areas.



REAR VIEW



PATIO AREA



TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

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

AGENTS NOTE

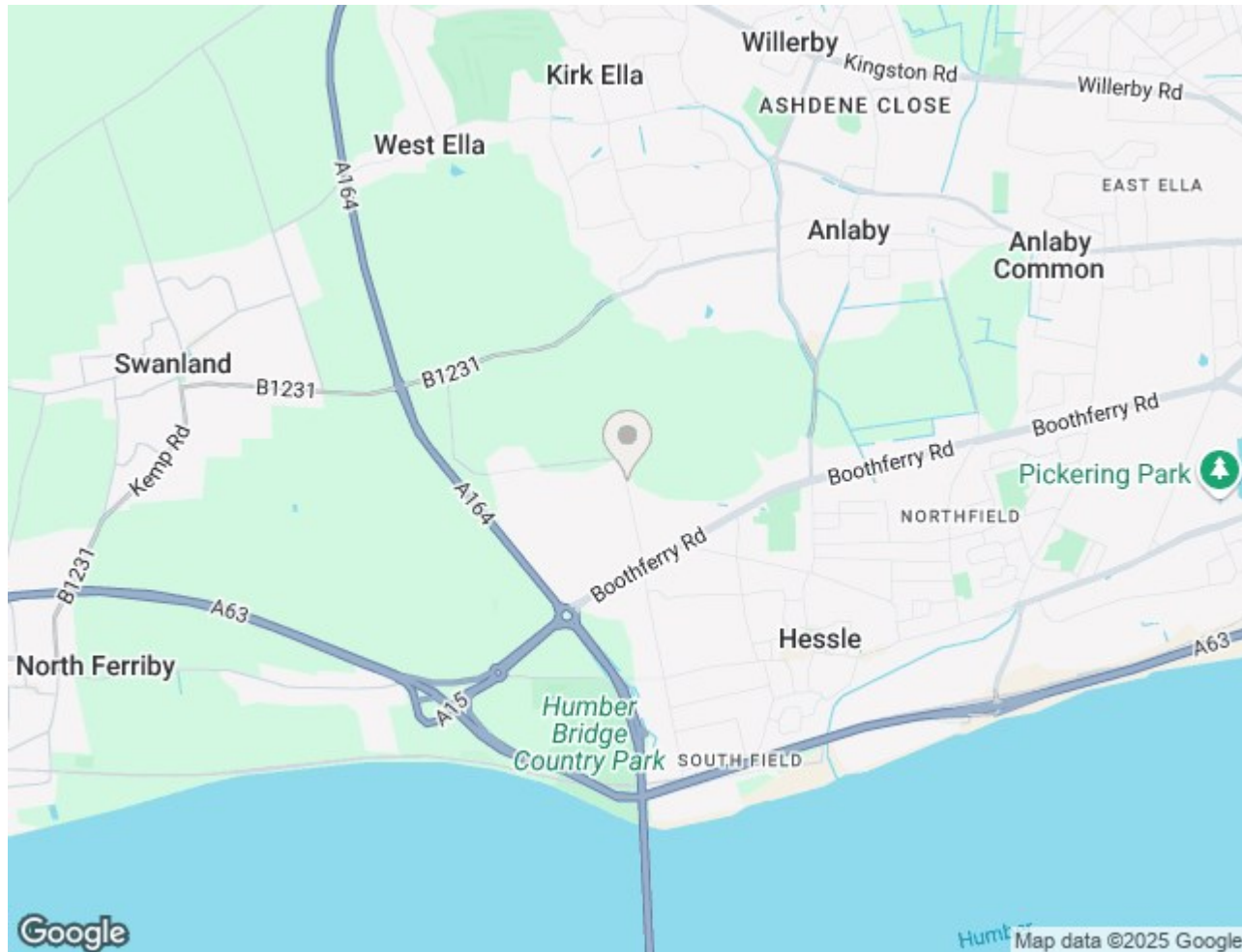
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.





Total area: approx. 303.7 sq. metres (3269.1 sq. feet)
Tranby Rise

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	