

# Whitakers

Estate Agents



## 72 Tranby Lane, Anlaby, HU10 7DU

**£215,000**

\*\* NO ONWARD CHAIN \*\*

This two-bedroom end terrace property is established on the sought after Tranby Lane and enjoys close proximity to the abundance of local amenities and leisure facilities the Anlaby village offers including local shops / shopping parks, eating facilities and the Haltemprice Leisure Centre with accompanying playing fields.

Briefly comprising entrance lobby, open plan lounge / dining area and fitted kitchen with W.C to the ground floor, the first floor boasts two double bedrooms with the second providing access to a bathroom furnished with a three-piece suite.

Externally there is a low maintenance garden to the front with a shared side driveway leading to the generously sized rear garden which is mainly laid to lawn with a patio seating area, wooden storage shed and large aviary house cages.

Taken together, the accommodation on offer is ideal for those who are seeking to purchase a well looked after home they can add their own stamp onto without paying a premium for another homeowner's cosmetic taste and take advantage of the highly accessible transport links that provide access to the Hull City Centre and surrounding villages.

The accommodation comprises:

Ground floor

Entrance hall

Upvc double glazed entrance door, gas central heating radiator, coved ceiling and staircase to the landing off.

Lounge 12'9" x 10'2" max (3.89 x 3.10 max)



Upvc double glazed bay window, gas central heating radiator, living flame fire and a coved ceiling. Open plan to:

Dining room 13'5" x 11'9" max (4.10 x 3.60 max)

Upvc double glazed window, gas central heating radiator, coved ceiling, storage cupboard and an under stairs storage and meter cupboard.

Kitchen 18'9" x 9'1" max (5.73 x 2.78 max)



Upvc double glazed bay window in addition to three further Upvc double glazed windows and a rear entrance door, gas central heating radiators, fitted with a range of base wall and drawer units with fitted worktops and a single drainer sink unit with a mixer tap, plumbing for an automatic washing machine, split level oven and hob, gas central heating boiler, tiled flooring and down lighters.

WC

Upvc double glazed window, low flush WC and wash basin.

First floor

Landing

Upvc double glazed window and access to the loft space.

Bedroom One 13'8" x 11'5" max (4.18 x 3.5 max)



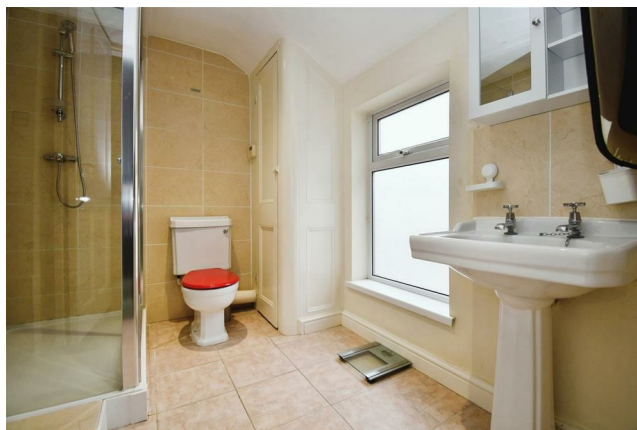
Upvc double glazed window, gas central heating radiator, storage cupboard and a coved ceiling.

Bedroom Two 12'3"x 8'11" max (3.75x 2.72 max)



Upvc double glazed window, gas central heating radiator, storage cupboard, laminate flooring and a coved ceiling. Steps lead directly from Bedroom two to the bathroom.

Bathroom



Upvc double glazed window, towel rail gas central heating radiator, partially tiled and fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, storage cupboard housing the hot water cylinder.

### External

Externally there is a low maintenance garden to the front with a shared side driveway leading to the generously sized rear garden which is mainly laid to lawn with a patio seating area, wooden storages shed and large aviary house cage.

### Tenure

The property is held under Freehold tenureship.

### Council Tax Band

Council Tax band - C

Local Authority - East Riding Of Yorkshire

### EPC rating

EPC rating - E

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 2 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general

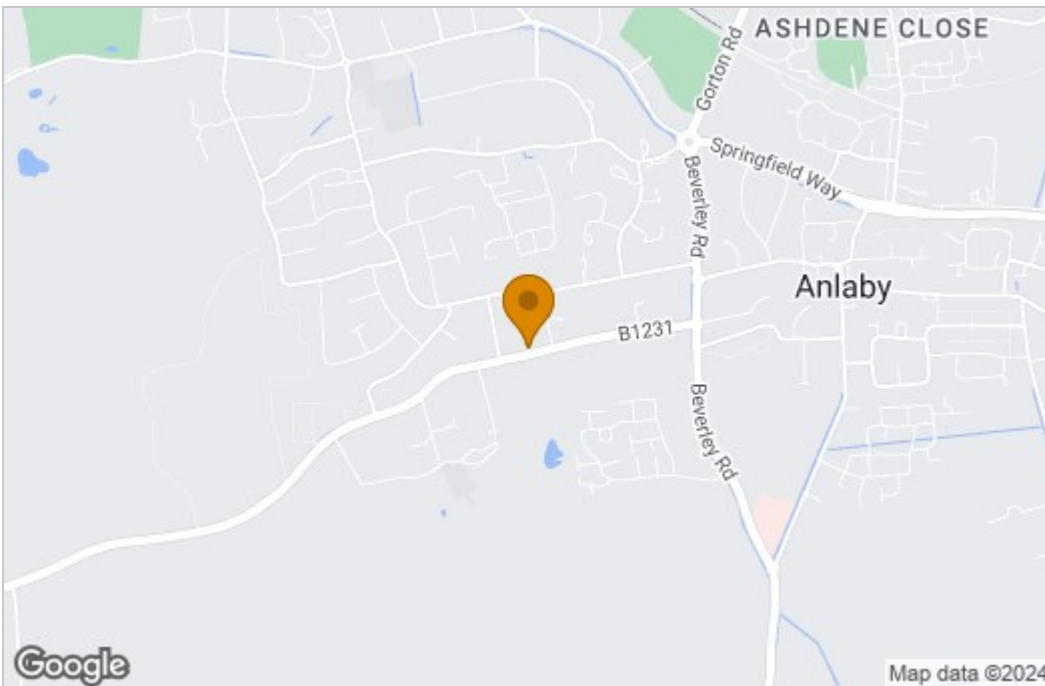
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# Floor Plan

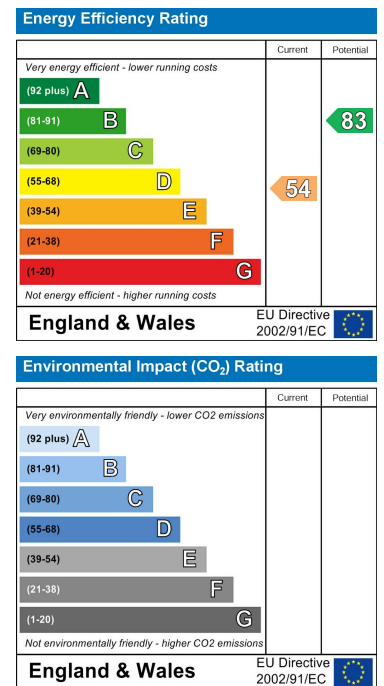


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.