

# Whitakers

Estate Agents



## 70 Tranby Lane, Hull, HU10 7DU

**£220,000**

This well-presented traditional semi-detached house occupies a substantially sized plot and enjoys a contemporary feel throughout whilst maintaining some original features. The property is offered to the market with no onward chain.

The residence is established in the sought after Tranby Lane area of Anlaby village which is renowned for being well serviced by an abundance of local shops and shopping parks, leisure facilities (most prominently the Haltemprice Leisure Centre and accompanying playing fields) and highly accessible transport links that provide multiple routes to the Hull City Centre and surrounding villages.

Briefly comprising entrance lobby, spacious and open plan lounge / dining room and fitted kitchen with rear lobby incorporating a cloakroom off to the ground level. The first floor boasts a bay fronted master bedroom with over stairs shower cubicle and fixed staircase ascending to the loft room, and fitted second bedroom with en-suite bathroom.

Externally to the front aspect there is a gravelled garden to accommodate off-street parking with a shared side drive leading to the rear garden.

To the side of the property there is a paved section with a fenced off courtyard. A large wooden gate opens to a further paved area - ideal for parking multiple vehicles - with a detached brick-built garage with connection to lighting and power. A further gate opens to the third section of the garden which is laid to lawn with an apple tree and perimeter fencing, and the final gate opens to the final quarter of the garden which is also lawned with an apple tree, fencing and boundary hedging.



The accommodation comprises

Front external



Externally to the front aspect there is a gravelled garden to accommodate off-street parking with a shared side drive leading to the rear garden.

Ground floor

Entrance lobby

Composite double glazed door, central heating radiator and wooden flooring.

Open plan lounge / dining room 22'7" x 13'4"  
(6.90 x 4.08 )



Lounge



UPVC double glazed bay window, electric storage heater and wooden flooring.

Dining room



Wooden single glazed window, central heating radiator, log burner with exposed brick inset and slate hearth , under stairs storage cupboard and wooden flooring.

Breakfast kitchen 19'5" x 8'5" (5.94m x 2.59m )



Two wooden single glazed windows, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine and a range of integrated appliances including oven with hob and extractor hood above and SMEG dishwasher.

Rear lobby

UPVC double glazed door with side window and wash basin with dual taps.

Cloakroom

UPVC double glazed window, tiled flooring and furnished with a low flush W.C.

First floor

Landing

UPVC double glazed window and carpeted flooring. Leading to:



Bedroom one 12'11" x 3'3" (3.94 x 1.00 )



UPVC double glazed bay window, central heating radiator, building storage cupboard, under stairs storage cupboard, carpeted flooring and furnished with a walk-in enclosure with electric shower and vanity sink with mixer tap.

Bedroom two 9'1" x 13'5" (2.79 x 4.09 )



UPVC double glazed window, central heating radiator, built-in wardrobe and carpeted flooring.

En-suite



With access to the loft hatch, UPVC double glazed window, central heating radiator, wooden flooring and furnished with a three-piece suite comprising free-standing bath with mixer tap and shower, pedestal sink with dual taps and low flush W.C.

Second floor

Loft room 15'2" x 11'10" (4.63 x 3.62 )  
With fixed staircase.

Rear external - first quarter



To the side of the property there is a paved section with a fenced off courtyard. A large wooden gate opens to a further paved area - ideal for parking multiple vehicles - with a detached brick-built garage with connection to lighting and power.

Rear external - second quarter



A large wooden gate opens to a further paved area - ideal for parking multiple vehicles - with a detached brick-built garage with connection to lighting and power.

Rear external - third quarter



A further gate opens to the third section of the garden which is laid to lawn with an apple tree and perimeter fencing.

Rear external - fourth quarter



A further gate opens to the third section of the garden which is laid to lawn with an apple tree and perimeter fencing., and the final gate opens

to the final quarter of the garden which is also lawned with an apple tree, fencing and boundary hedging.

#### Key features



Sought after Tranby Lane location in Anlaby  
No onward chain  
Substantially sized plot  
Off-street parking to the front and rear  
Attractively priced for quick sale

#### Tenure

The property is held under Freehold tenureship

#### Council Tax band

Local Authority - East Riding Of Yorkshire  
Local authority reference number - ANL249070000  
Council Tax band - C

#### EPC rating

EPC rating - D

#### Material Information

Construction - Standard  
Conservation Area - No  
Flood Risk - No risk  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - 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

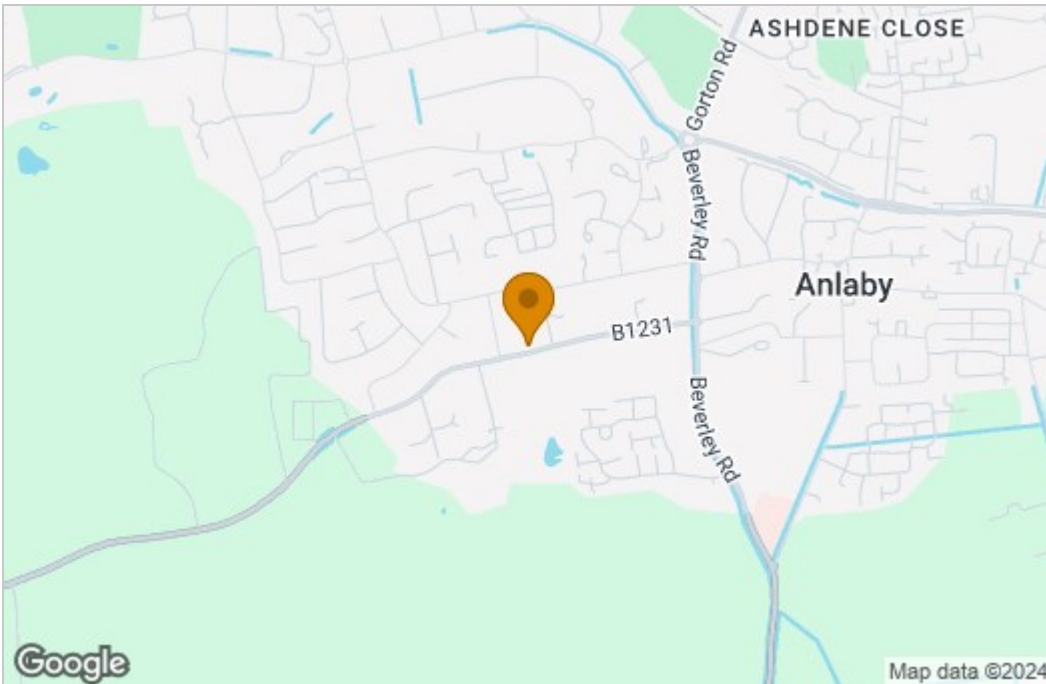
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# Floor Plan

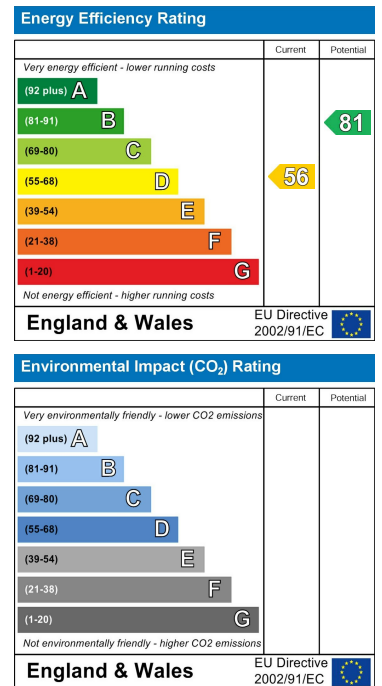


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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