

# Whitakers

Estate Agents



## 21 Tranby Lane, Anlaby, HU10 7DR

**£475,000**

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached family home which occupies an impressive 0.37 acre plot of land on the highly sought after Tranby Lane, established within the Anlaby village.

Upon entering the property, the resident is met with the ground level entrance hall with reception area and cloakroom towards the inner section. The layout then follows : bay fronted lounge, sitting room with French doors opening to the rear garden and fitted kitchen with utility room and conservatory off.

A fixed staircase ascends to the first floor which boasts a master bedroom incorporating an en-suite shower room, a second double bedroom, a good third bedroom and fitted fourth bedroom along with a well appointed bathroom.

Externally to the front aspect there is a large block paved garden with a neatly maintained lawned side garden and boundary hedging to the surround A side drive which, accommodates off-street parking for multiple vehicles leads to the detached garage and gate allowing access to the back of the property.

The rear garden is laid to lawn with a large patio seating area graced by a feature pond, and enclosed by tall Fir trees that guarantee a high degree of privacy.



The accommodation comprises

#### Front external



Externally to the front aspect there is a large block paved garden with a neatly maintained lawned side garden and boundary hedging to the surround. A side drive which, accommodates off-street parking for multiple vehicles leads to the detached garage and gate allowing access to the back of the property.

#### Ground floor

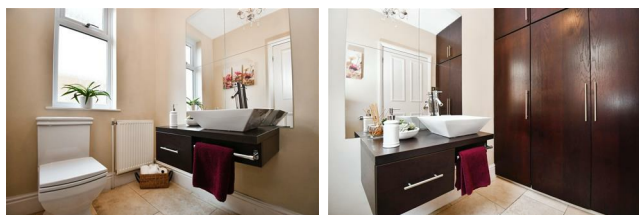
##### Entrance hall

Composite entrance door with side windows, composite side door, central heating radiator, under stairs storage cupboard and tiled flooring. Leading to :

##### Sitting area

UPVC double glazed bow window, central heating radiator and tiled flooring.

##### Cloakroom



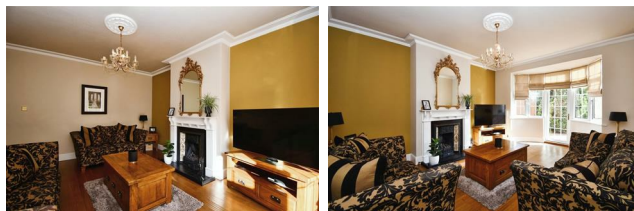
UPVC double glazed window, central heating radiator, fitted storage cupboards, tiled flooring and furnished with a two piece suite comprising vanity wash basin with mixer tap and low flush W.C.

Lounge 17'10" x 12'11" (5.45 x 3.94 )



Wooden single glazed bay window with stained glass panels, central heating radiator, feature fireplace and wooden flooring.

Dining room 17'10" x 13'3" maximum (5.45 x 4.06 maximum)



UPVC double glazed door to the rear garden with side windows, two central heating radiators, feature fireplace and LTV flooring.

Kitchen 11'3" x 17'3" (3.45 x 5.26 )



Log burner with exposed brick inset and oak mantel, tiled flooring and fitted with a range of floor and eye level units, breakfast island, contemporary worktops with upstand above, sink with mixer tap and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer and dishwasher.

Utility room 6'6" x 6'1" (2.00 x 1.87 )

UPVC double glazed window, tiled flooring and fitted with a contemporary worktop with splash

back tiles above, sink with mixer tap and plumbing for a washing machine.

Conservatory 8'9" x 9'3" (2.68 x 2.82 )



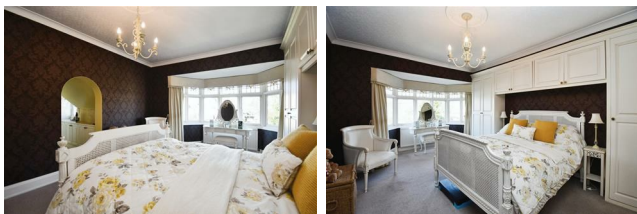
UPVC double glazed throughout with French doors opening to the rear garden and tiled flooring.

First floor

Landing

With access to the loft hatch and carpeted flooring. Leading to :

Bedroom one 18'2" x 11'7" (5.54 x 3.54 )



Wooden single glazed bay window, central heating radiator, fitted wardrobes and cupboards and carpeted flooring.

En-suite shower room



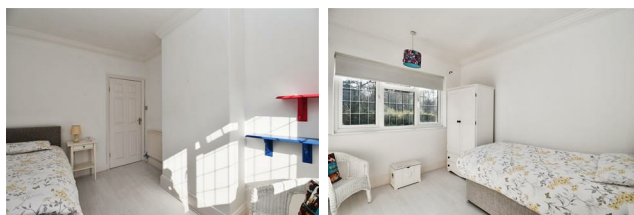
UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring and furnished with a three-piece suite comprising walk-in enclosure with waterfall shower, vanity sink with mixer tap and low flush W.C.

Bedroom two 15'2" x 13'4" (4.64 x 4.08 )



Wooden single glazed window, central heating radiator, fitted wardrobes and laminate flooring.

Bedroom three 10'10" x 8'6" (3.31 x 2.61 )



UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom four 10'10" x 7'8" (3.31 x 2.36 )



Wooden single glazed window, central heating radiator, fitted wardrobes and cupboards and laminate flooring.

Bathroom



Two UPVC double glazed windows, central heating radiator, partly tiled to splashback areas with tiled flooring and furnished with a four-piece suite comprising panelled bath with mixer tap and shower, walk-in enclosure with mixer shower, wash basin with mixer tap and low flush W.C.

Rear external



The rear garden is laid to lawn with a large patio



seating area graced by a feature pond, and enclosed by tall Fir trees that guarantee a high degree of privacy. The residence also benefits from having a wooden storage shed and an outside tap.

#### Location

21 Tranby Lane is established on a 0.37 acre plot within the Anlaby village. It is within close reach to an abundance local conveniences such as stores, dining facilities and other local businesses with highly accessible transport links providing access to further shopping parks and multipole routes to the Hull city centre and surrounding villages.

The property also falls within the catchment of a number of highly regarded provincial schools and enjoys close proximity to the Haltemprice Leisure Centre with adjoining playing fields and parks which, together with the exceptionally large garden, makes the accommodation ideal for raising a growing family.

#### Aerial view of the property / land boundary



#### Tenure

The property is held under Freehold tenureship

#### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL249021000

Council Tax band - F

#### EPC rating

EPC rating - D

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 10 Mbps / Ultrafast 10000 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.

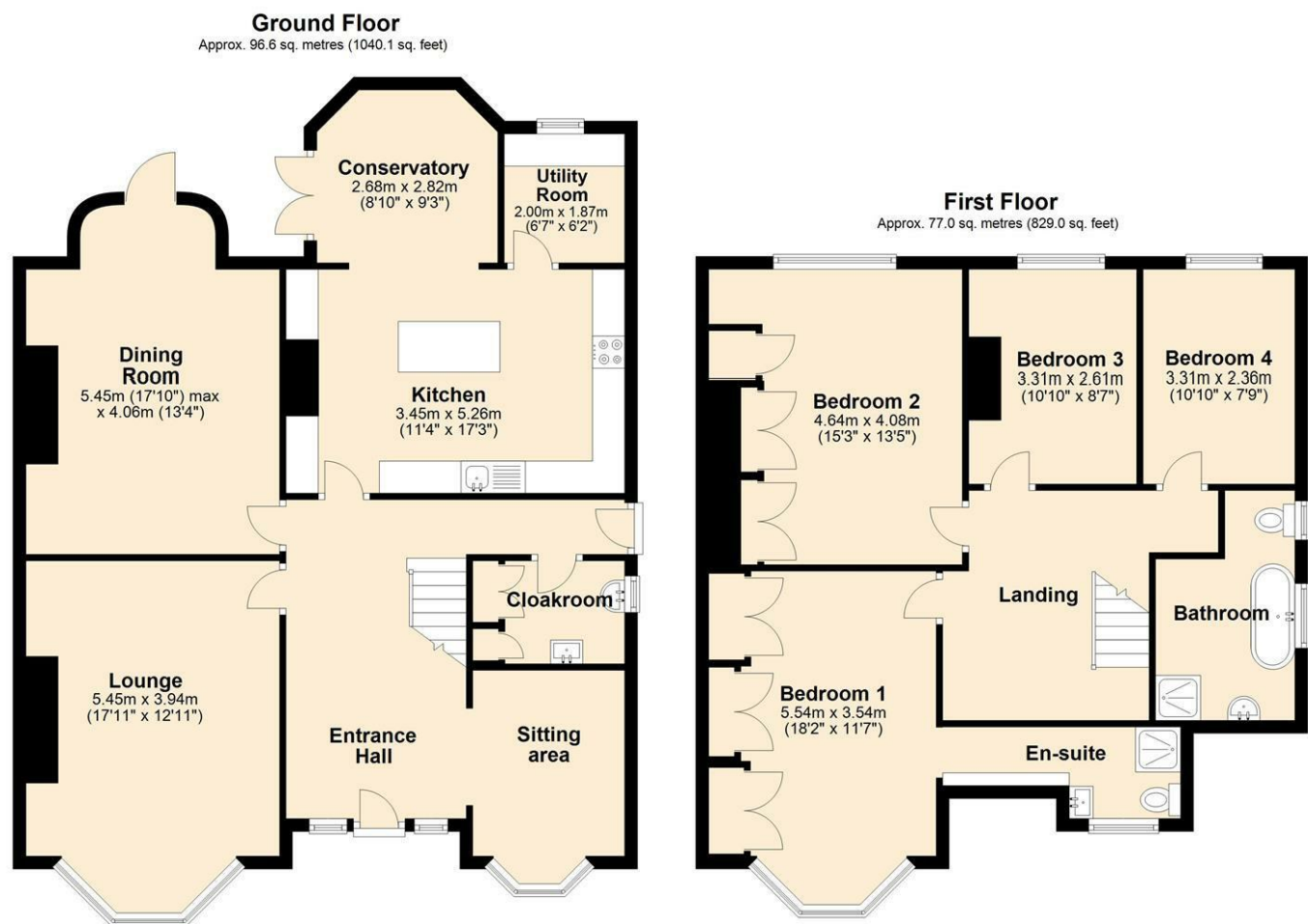
#### Free Market Appraisals / Valuations

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

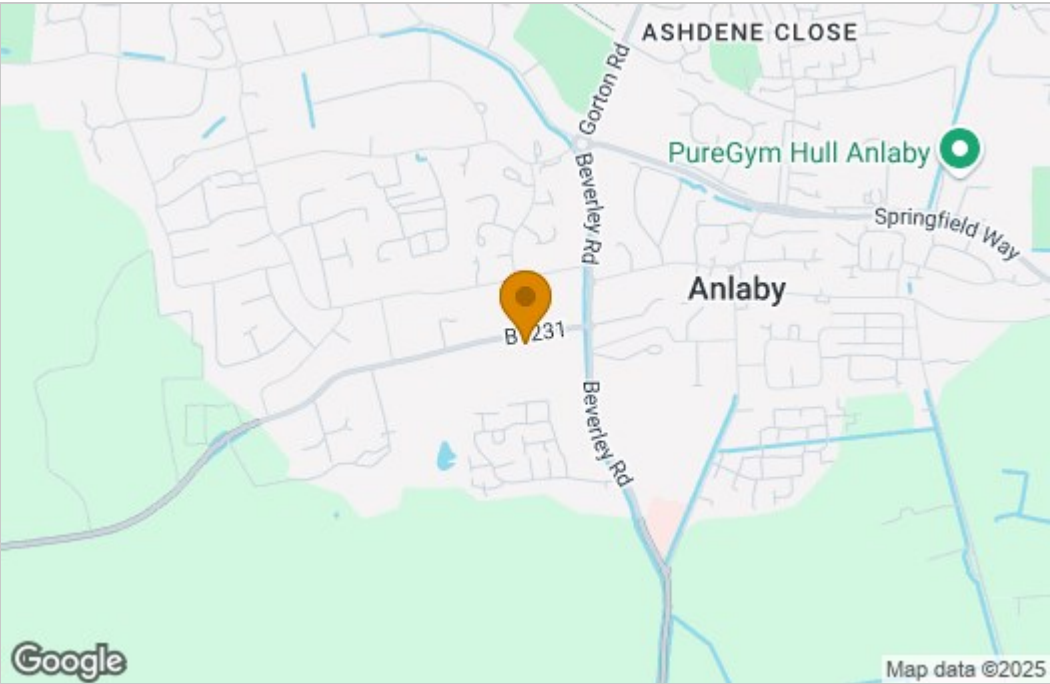
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Floor Plan

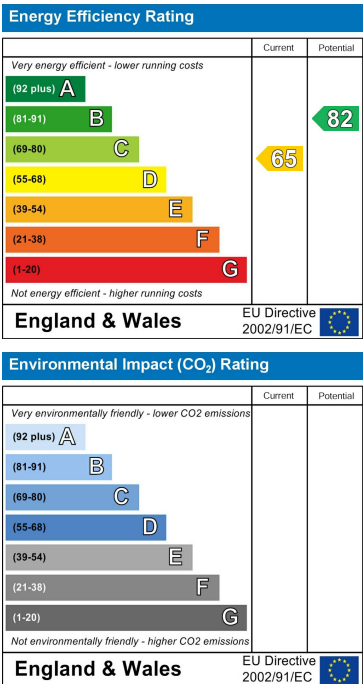


Total area: approx. 173.6 sq. metres (1869.1 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.