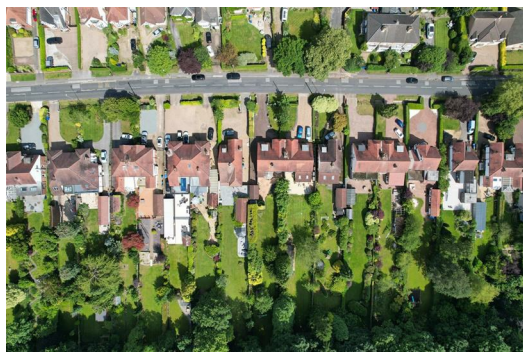




SYMONDS + GREENHAM

Estate and Letting Agents



21 Tranby Lane, Anlaby, HU10 7DR **Offers over £500,000**

Nestled in the charming village of Anlaby, this stunning four-bedroom semi-detached house on Tranby Lane is the epitome of family living. Boasting three reception rooms and two bathrooms, this property offers ample space for both relaxation and entertainment.

One of the standout features of this beautiful home is its huge south-facing rear garden, providing the perfect setting for outdoor gatherings or simply enjoying the sunshine in peace and tranquility. With parking for up to 8 vehicles, including a private drive and garage, you'll never have to worry about finding space for your cars or guests.

The open-plan kitchen conservatory is a delightful space where you can cook, dine, and unwind while enjoying views of the lush garden. Imagine sipping your morning coffee in this bright and airy space, filled with the warmth of the sun.

Located on one of the most prestigious streets in Anlaby, this property offers not just a home, but a lifestyle. The village itself is highly sought after, known for its community spirit and convenient amenities.

If you're looking for a family home that combines comfort, style, and practicality in a desirable location, look no further than this charming semi-detached house on Tranby Lane. Book a viewing today and envision the life you could create in this wonderful property.

GROUND FLOOR

ENTRANCE HALL

An impressive grand entrance hall with stairs to the first floor



SITTING AREA

9'4 max x 7'10 max (2.84m max x 2.39m max)



LIVING ROOM

18'0 max x 12'11 max (5.49m max x 3.94m max)

A spacious reception room with bay window and feature fire place



DINING ROOM

18'3 max x 13'4 max (5.56m max x 4.06m max)

with feature fire place, bay window and door to the rear garden

KITCHEN

16'9 max x 11'3 max (5.11m max x 3.43m max)

An impressive open plan kitchen with central island, a range of eye and base level units with complementing work surfaces, integrated oven, gas hob with overhead extractor fac, integrated fridge freezer, integrated dishwasher, sink and drainer unit, feature fire place, door to utility room and open plan entrance to the conservatory



CONSERVATORY

9'7 max x 9'5 max (2.92m max x 2.87m max)

A bright conservatory with French doors to the rear garden



UTILITY ROOM

with base level units and complementing work surface, sink and drainer unit, plumbing for washing machine and space for tumble dryer

CLOAKROOM/WC

A convenient downstairs toilet with low level WC and pedestal hand basin



FIRST FLOOR

LANDING

BEDROOM ONE

18'4 max x 13'0 max (5.59m max x 3.96m max)

A superb double bedroom with bay window, fitted wardrobes and ensuite shower room



ENSUITE

with corner shower cubicle and overhead shower attachment, low level WC, pedestal hand basin, heated towel rail and tiles from floor to ceiling



BEDROOM TWO

15'3 max x 13'4 max (4.65m max x 4.06m max)

A second large double with fitted wardrobes



BEDROOM THREE

10'11 max x 8'8 max (3.33m max x 2.64m max)



BEDROOM FOUR

11'0 max x 7'8 max (3.35m max x 2.34m max)



BATHROOM

modern bathroom suite with low level WC, pedestal hand basin, shower cubicle with overhead shower attachment, stand alone bath with mixer tap and tiles from floor to ceiling

OUTSIDE

The expansive rear garden is a sunlit south-facing retreat, perfect for family time and entertaining. It features a lush lawn, a brick-paved patio, and a serene pond. Enclosed by tall hedges, this private haven offers a peaceful escape, basked in sunlight all day.

Whether hosting lively garden parties or enjoying quiet moments with loved ones, this superb outdoor space is a versatile and beautiful extension of any home.



DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band F

PARKING

The property benefits from a private drive to the front and side leading to a single brick built garage providing off street parking for a number of vehicles



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

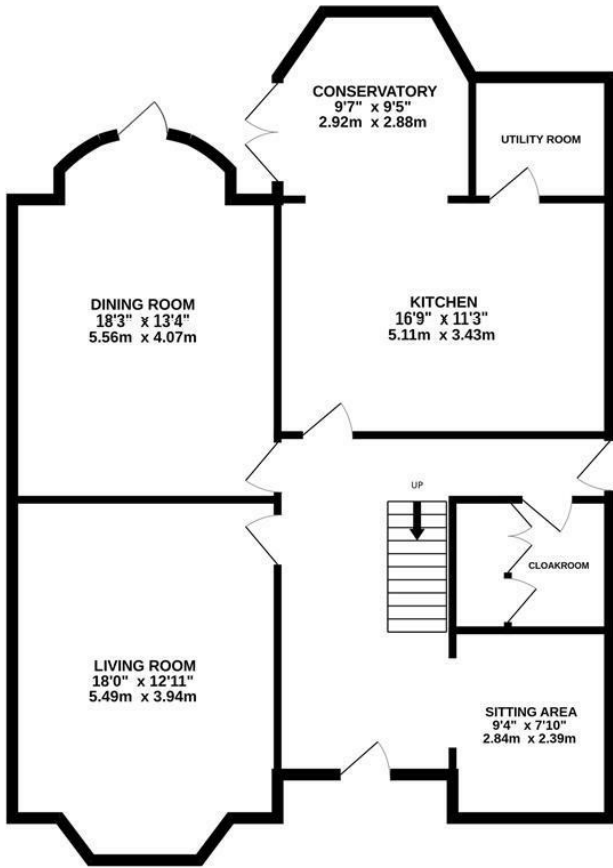
Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

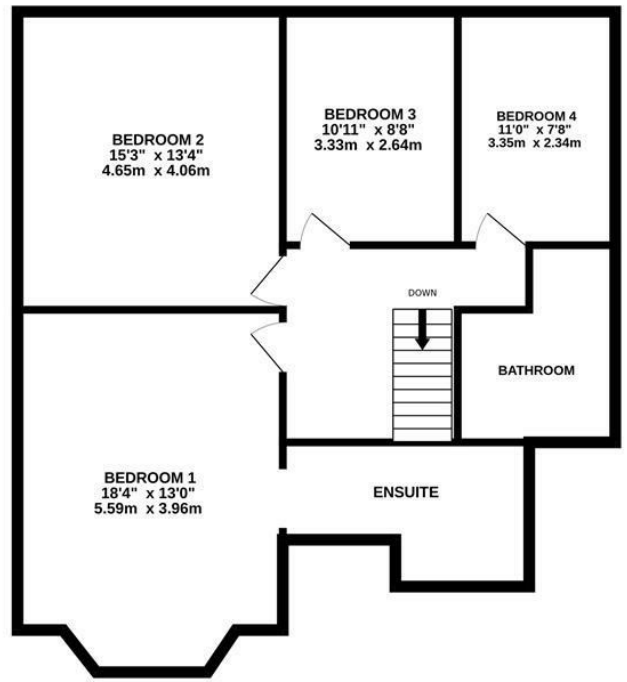
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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 (CO ₂) 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

