

linkagency



linkagen
For Sale
01405 7684
www.linkagency

Tranby Lane, Swanland, North Ferriby
£965,000



12 Tranby Lane

HU14 3NB, North Ferriby

- No onward chain, offered with immediate vacant possession
- Fabulous highly energy efficient modern design
- Three bathrooms and one shower room
- Mature gardens front and back, mainly laid to lawn and easy to maintain
- Orientated North/South with lots of sunshine to the back garden
- Extensive accommodation being over 4,500 square feet in total
- High ceilings throughout, with neutral modern decor and spot lights
- Front forecourt with easily enough room for ten or more cars, electrically operated gate
- Built around 2005 to a very high specification, impeccably maintained
- Viewing with our personal agent from Link Agency

Located on Tranby Lane in the highly desirable village of Swanland, this immaculately presented detached house offers a wonderfully spacious living experience. With five generously sized bedrooms, including a convenient downstairs suite complete with an en suite bathroom, this home is designed to cater to modern family living. The wooden flooring is a wonderful feature.

The property boasts three elegant reception rooms, providing ample space for both relaxation and entertaining. Each room is thoughtfully appointed to the very best standards, featuring high-quality Miele kitchen appliances that will delight any culinary enthusiast. The large master suite is a true highlight, complete with a luxurious bathroom and a dressing room, ensuring a private retreat for the homeowners.

The house is set on a lovely plot that offers copious parking space, making it ideal for families or those who enjoy hosting guests. The beautifully designed gardens enhance the outdoor space, providing a serene environment for leisure and enjoyment.


This splendid home combines modern comforts with stylish living, making it a perfect choice for those seeking a sophisticated yet welcoming residence in a desirable location. Don't miss the opportunity to make this exceptional property your own.



Location and EPC Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(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 	



Extra Info

Council tax band: G

To arrange a viewing please register your interest on our website via the tenancy application.

For additional information please contact our office on 01405 768401 or email: enquiries@linkagency.co.uk



Floorplan

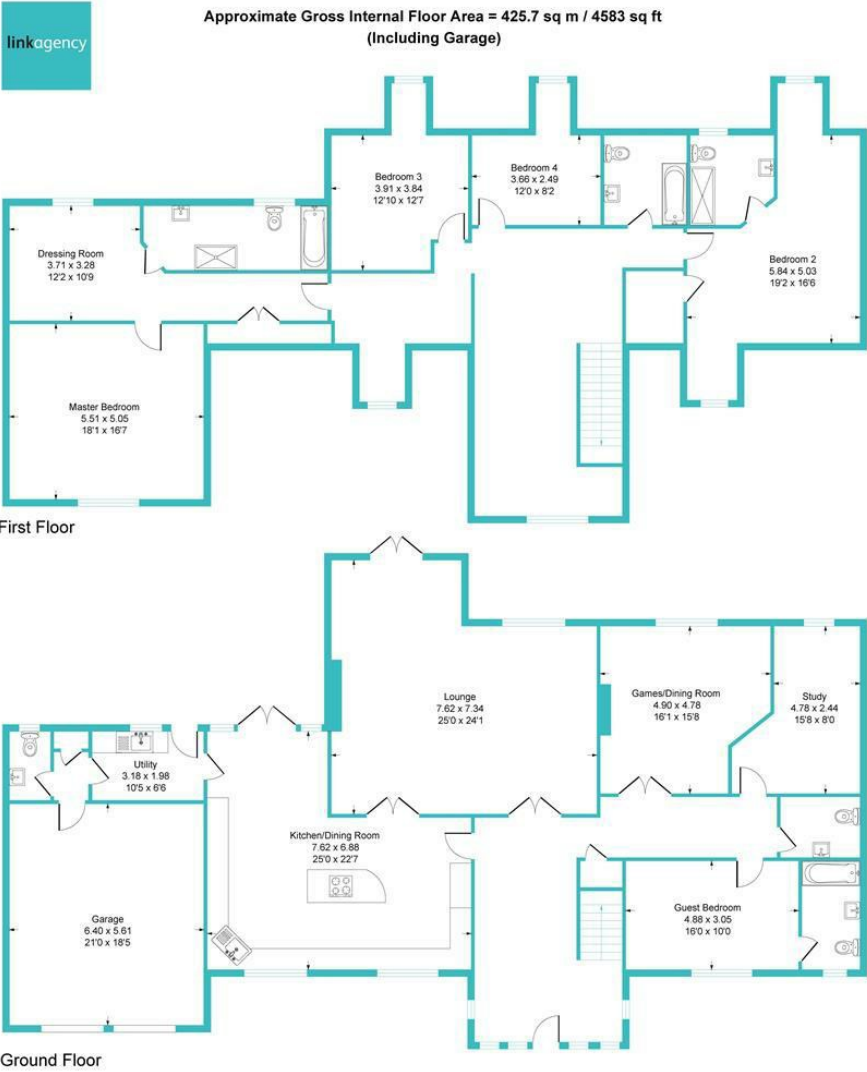


Illustration for identification purposes only, measurements are approximate, not to scale.