



Tranby Lane, Anlaby HU10 7EJ

Welcome to

Tranby Lane, Anlaby

Home For Sale On Tranby Lane In Anlaby with - Entrance Hall, Lounge, Fitted Kitchen & Pantry, 3 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Garage! Call us now and book your viewing!



Entrance Hall

With double glazed door to the front, radiator and storage cupboard.

Lounge

24' 2" x 11' 9" narrowing to 6' 9" (7.37m x 3.58m narrowing to 2.06m)

With double glazed window to the front, gas fire with hearth, serving hatch and double glazed window to the rear.

Kitchen

8' 5" x 10' 4" (2.57m x 3.15m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas cooker, radiator, double glazed window to the rear and double glazed door to the side.

Pantry

With double glazed window to the side and plumbing for an automatic washing machine.

First Floor

Landing

With double glazed window to the side and loft access.

Bedroom 1

11' 9" x 11' 9" max (3.58m x 3.58m max)

With double glazed window to the front, radiator and built in wardrobes.

Bedroom 2

12' 2" x 8' 6" (3.71m x 2.59m)

With double glazed window to the rear, radiator and central heating boiler.

Bedroom 3

8' 9" x 8' 6" (2.67m x 2.59m)

With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath, wash hand basin, low level wc, radiator and double glazed window to the front.

Outside

Front Garden

With lawned area, plants and shrubs and driveway providing off street parking.

Rear Garden

With lawned area, path, trees and shrubs, fencing and shed.

Garage

16' 3" x 8' 4" (4.95m x 2.54m)

Garage with windows to the side and rear and up and over door.



view this property online williamhbrown.co.uk/Property/WBY110889



Welcome to

Tranby Lane, Anlaby

- Semi Detached Home On Tranby Lane, Anlaby
- 3 Bedrooms
- Off Street Parking & Garage
- Fitted Kitchen With Pantry
- Excellent Residential Location

Tenure: Freehold EPC Rating: D
Council Tax Band: C

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110889



Property Ref:
WBY110889 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East
Yorkshire, HU10 6BN



williamhbrown.co.uk