Whitakers
Estate Agents









32 Tranby Lane, Hull, HU10 7DS

£460,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this detached property which has been greatly extended and enhanced from its original design to meet the demands of modern living, whilst retaining its charm through a wealth of traditional features. Having been a cherished family home for approximately sixty years, the property has been lovingly maintained by the current owner and their family, who have overseen a number of improvements and extensions during their ownership.

Externally to the front aspect, there is a large low-maintenance garden enhanced with decorative planting. The kerb has been lowered to accommodate off-street parking, and a pathway extends down the side of the property towards the rear access.

Upon entry, the resident is greeted by a welcoming entrance hall that leads to a bay-fronted lounge and dining room. The dining room provides access to a double bedroom with built-in storage and an en-suite, whilst the remainder of the ground floor incorporates a fitted kitchen with adjoining utility room and store, together with a spacious sitting room.

A fixed staircase ascends to the first floor, which boasts two double bedrooms with en-suite showers and wash basins, both of which are served by a bathroom furnished with a three-piece suite. An internal corridor with fitted shelving leads to a fourth room which could be utilised as an additional bedroom, study, or office space.

Bi-folding doors from the sitting room open onto the substantial rear garden, which extends to an impressive depth and is predominantly laid to lawn. Mature boundary hedging, established trees, and well-stocked borders provide a high degree of privacy, whilst a spacious block paved patio offers an ideal setting for outdoor entertaining. Towards the end of the plot, there is an operational bar/entertainment room together with two garden sheds.

Agent's observation

Having served as a cherished family home for approximately 60 years, this property occupies a generous plot on the highly regarded Tranby Lane, one of Anlaby's most established residential addresses. The thoughtfully extended and versatile accommodation lends itself to a variety of living arrangements, including multi-generational occupancy, with the ground floor bedroom and cloakroom providing a useful degree of separation for an elderly relative or dependent family member. The location is particularly appealing to families, benefiting from close proximity to a range of well-regarded primary and secondary schools, including Tranby School, Wolfreton School and Sixth Form College, and Anlaby Primary School.

A wide variety of amenities are available nearby, with Anlaby village offering an excellent selection of independent shops, cafés, public houses, and everyday conveniences. Larger retail facilities can be found at the nearby St Andrew's Quay Retail Park and Anlaby Retail Park, whilst a number of supermarkets are within easy reach.

For those with an active lifestyle, the area is well served by leisure facilities including Haltemprice Leisure Centre, Hull Golf Club, and a range of recreational walking routes through nearby parks and open spaces. Excellent transport links provide convenient access to Hull city centre, the Humber Bridge, and the A63/M62 motorway network, making the location equally attractive to commuters.

The substantial rear garden is a particular highlight, offering an impressive level of privacy and outdoor space rarely found within such a convenient village setting.

The accommodation comprises

Front external




Externally to the front aspect, there is a large low-maintenance garden enhanced with decorative planting. The kerb has been lowered to accommodate off-street parking, and a pathway extends down the side of the property.

Ground floor

Hallway



UPVC double glazed door and window, central heating radiator, under stairs storage cupboard, and carpeted flooring.

Living room 17'3" x 12'2" (5.26 x 3.71)



UPVC double glazed bay window, central heating radiator, feature fireplace, and carpeted flooring.

Dining room 19'0" x 11'5" maximum (5.80 x 3.50 maximum)




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

Bedroom one 13'9" x 13'1" (4.20 x 4.00)




Double glazed bay window and window, central

heating radiator, fitted wardrobe, built-in storage cupboard, and carpeted flooring.

Bedroom one en-suite
Central heating radiator, and fully tiled with laminate flooring. Furnished with three-piece suite comprising walk-in shower enclosure, pedestal sink with mixer tap, and low flush W.C.

Kitchen 14'11" x 13'1" (4.57 x 4.00)





Two UPVC double glazed windows, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, breakfast island, worktops with splashback laminate above, sink with mixer tap, and provision for a gas cooker.

Utility room
UPVC double glazed door, central heating radiator, large built-in storage room (2.50m x 2.45m), and tiled flooring. Fitted with an eye level units, worktop, and plumbing for a washer and a dryer.

Cloakroom
Tiled flooring, and furnished with a pedestal sink with mixer tap, and low flush W.C.

Sitting room 14'11" x 11'1" (4.57 x 3.38)




UPVC double glazed bi-folding door and windows, central heating radiator, and carpeted flooring.

First floor

Landing
UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom two 11'9" x 15'11" (3.60 x 4.87)




UPVC double glazed window, central heating radiator, two built-in storage cupboard, and carpeted flooring. Furnished with a walk-in enclosure with mixer shower, and pedestal sink.

Bedroom three 16'1" x 12'1" (4.92 x 3.70)




UPVC double glazed window, central heating radiator, walk-in wardrobe, and carpeted flooring. Furnished with a two-piece suite comprising walk-in enclosure with mixer shower, and pedestal sink with dual taps.

Bedroom four / office space 19'3" x 7'7" (5.88 x 2.33)



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

Bathroom




UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with dual taps, and low flush W.C.

Rear external





Bi-folding doors from the sitting room open onto the substantial rear garden, which extends to an impressive depth and is predominantly laid to lawn. Mature boundary hedging, established trees, and well-stocked borders provide a high degree of privacy, whilst a spacious block paved patio offers an ideal setting for outdoor entertaining. Towards the end of the plot, there is an operational bar/entertainment room together with two garden sheds.

Patio seating area



Bar / entertaining room




Off-street parking




Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - ANL249032000
Council Tax band - F

EPC rating

EPC rating - D

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will

send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

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

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

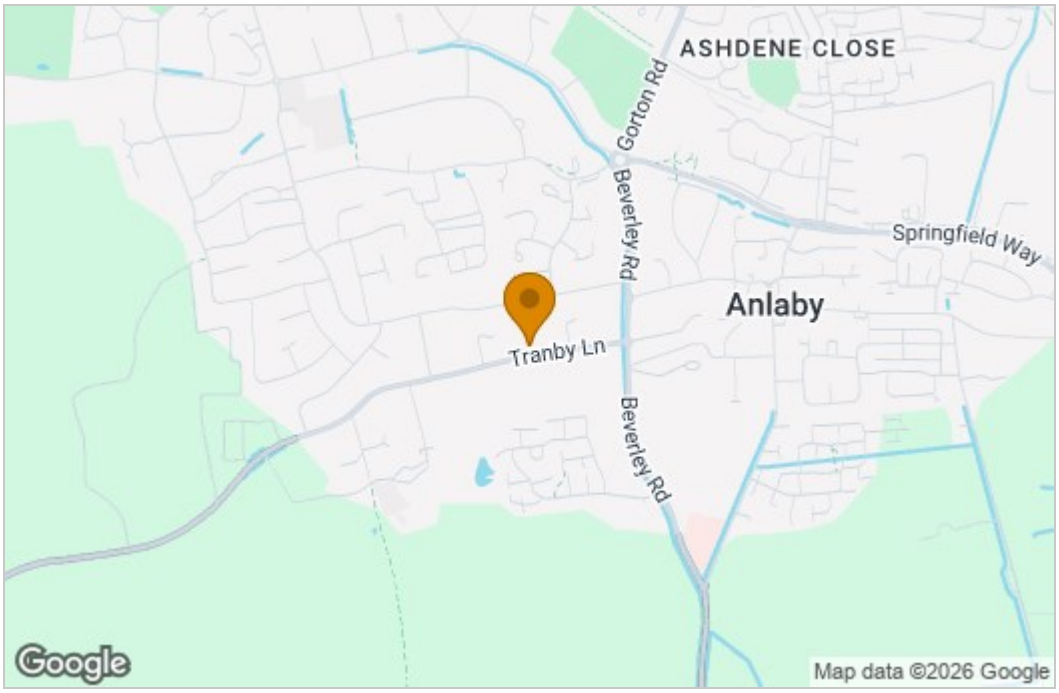
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

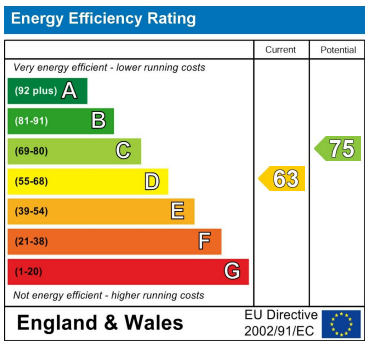


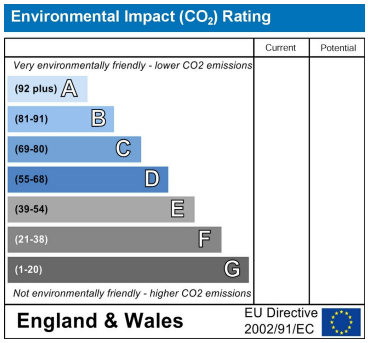
Total area: approx. 180.8 sq. metres (1946.1 sq. feet)

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.

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