



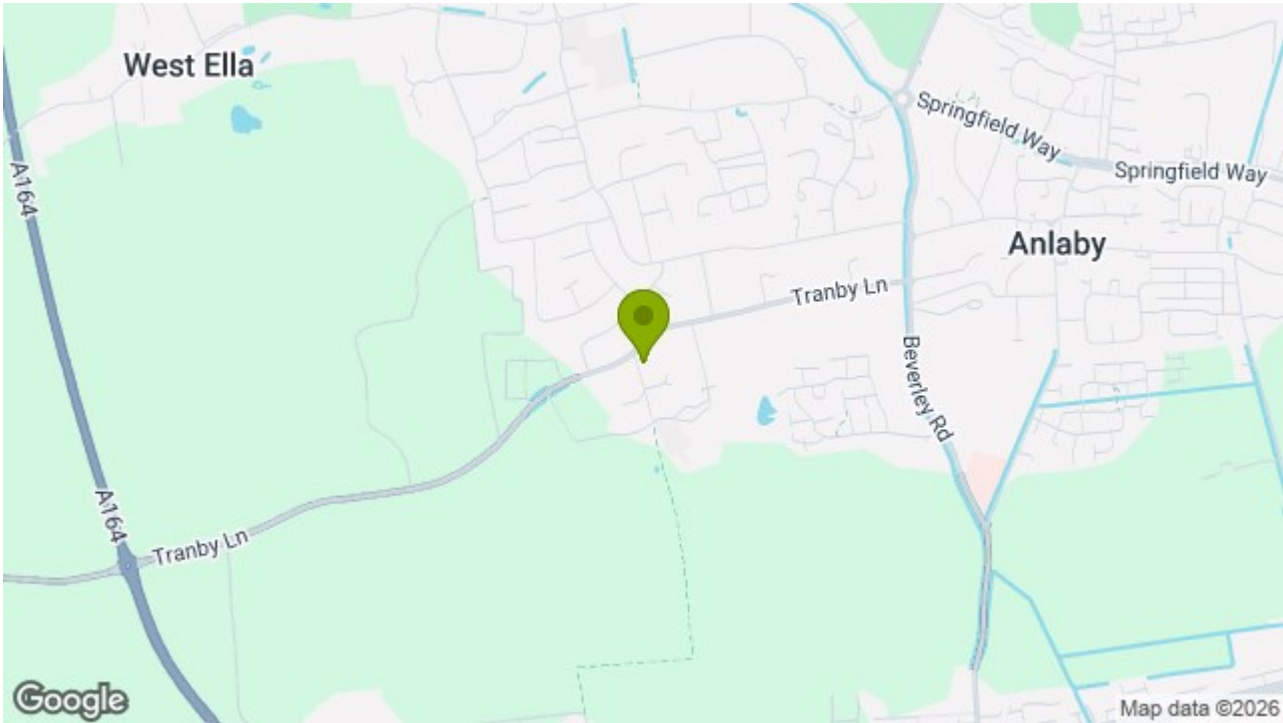
Tranby Ride, Anlaby, HU10 7ED
Offers Over £415,000


Bannister

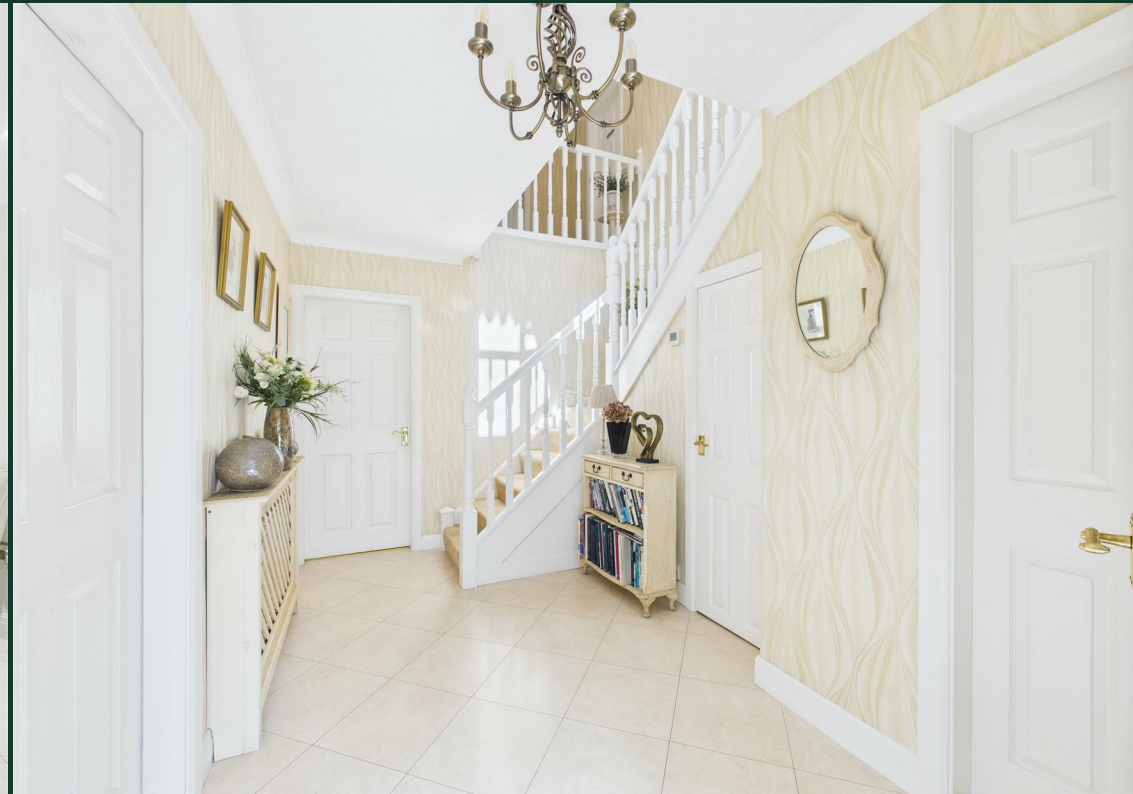
Tranby Ride, Anlaby, HU10 7ED

Key Features

- Superbly Appointed Home
- Generously Proportioned Bedrooms
- Ample Living Space
- Highly Desirable Location
- Fabulous Rear Garden
- Ample Off-Street Parking & Integral Garage
- Ideal Family Home
- EPC =



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		



ANLABY

The village of Anlaby lies approximately five miles to the West of Hull City Centre and boasts a vast array of local shops, with Morrisons, Waitrose & Sainsbury's supermarkets all within a short drive away. Anlaby Retail Park is also a short drive away and includes many retail outlets including M&S, Next, Superdrug etc. Public transportation runs through the village and there are good road connections to the Clive Sullivan Way/A63/M62 motorway links.

GROUND FLOOR;

PORCH

Providing access to the accommodation.

ENTRANCE HALL

A welcoming entrance hall with stairs and WC off.

WC

With low flush WC and a wash hand basin.

LIVING ROOM

An extremely generous living room with feature fireplace housing a gas fire, glazed sliding doors leading to the Family Room and recessed spotlights.

BREAKFAST KITCHEN

A spacious and inviting kitchen, thoughtfully designed with stylish shaker-style wall and base units, complemented by laminated work surfaces and a tiled splashback. The kitchen features a fitted breakfast table and a range of integrated appliances, including an electric hob, double oven, extractor hood, and sink unit. Additional space is available for a fridge, freezer, dishwasher, and microwave. This well-appointed room also offers generous storage, ample dining space, a rear-facing window that

brings in natural light, and a convenient side door for easy access

FAMILY ROOM

An extremely versatile and generous room ideal for a family with ample space for both relaxing, dining and entertaining, benefitting from a window to the rear elevation, door leading to the rear garden and recessed spotlights.

FIRST FLOOR;

BEDROOM 1

Fantastic master suite with fitted wardrobes and dressing table, recessed spotlights, window to the rear elevation, access to the en-suite and walk-in wardrobe.

EN-SUITE

With a four piece suite comprising of a shower enclosure, a corner bath, low flush WC and a vanity wash hand basin. Further benefitting from tiled walls, recessed spotlights and a radiator.

BEDROOM 2

A further double bedroom with fitted wardrobes, recessed spotlights, laminate wood flooring and a window to the rear elevation.

BEDROOM 3

Another bedroom of double proportions with recessed spotlights, laminate wood flooring and a window to the front elevation.,

BEDROOM 4

Currently utilised as an office with laminate wood flooring, recessed spotlights and a window to the front elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a vanity wash hand basin. Further benefitting from tiled walls, recessed spotlights, a radiator and a window to the side elevation.

EXTERNAL;

FRONT

Sit behind large privet hedging providing extra privacy there is ample off-street parking and a shaped lawn.

REAR

The property boasts a fabulous and mature garden, thoughtfully landscaped to create a truly tranquil setting. Herbaceous borders brimming with seasonal colour frame a neatly shaped lawn, while an impressive variety of shrubs and plants add depth and texture throughout. At the heart of the garden lies a stunning two-tiered waterfall pond, offering a soothing focal point. Brick-set patio areas provide ideal spaces for outdoor entertaining, including one sheltered beneath a fixed pergola—perfect for enjoying the garden in all weather. It's a beautiful and serene space to relax and unwind.

INTEGRAL GARAGE

With light and power, plumbing for an automatic washing machine, up and over door, fixed work benches and a window to the side elevation.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.



DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your

circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

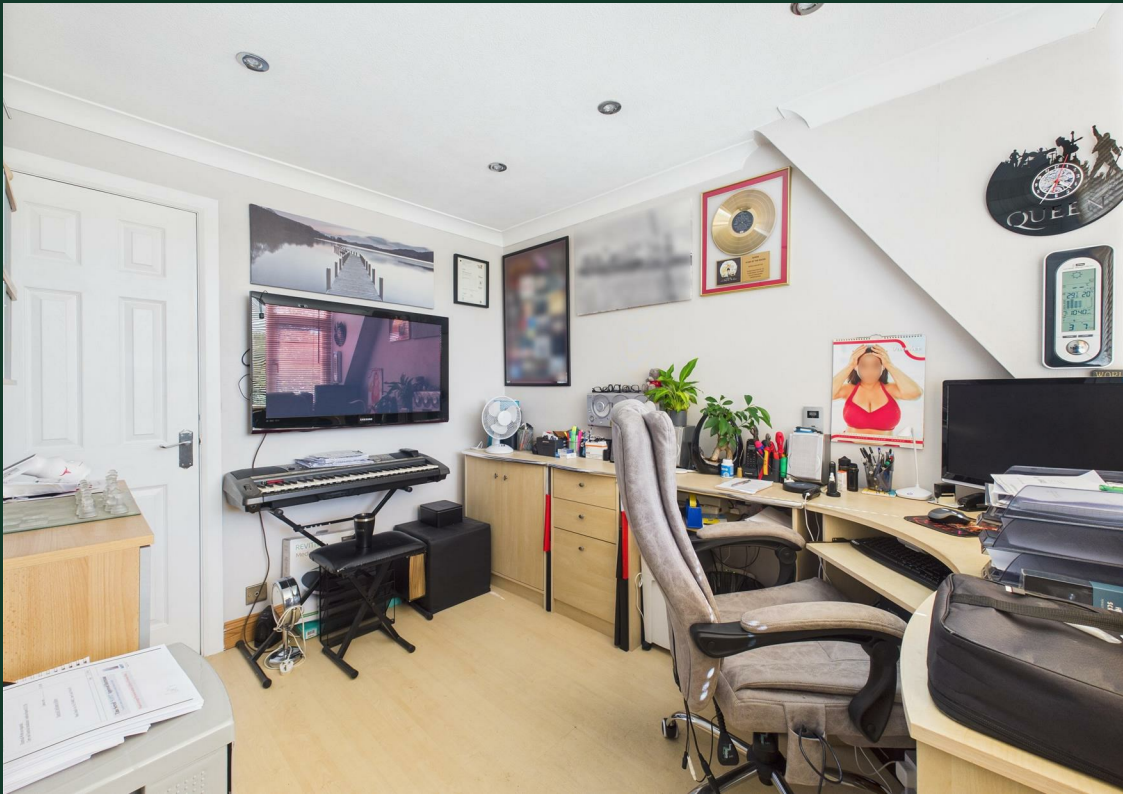
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

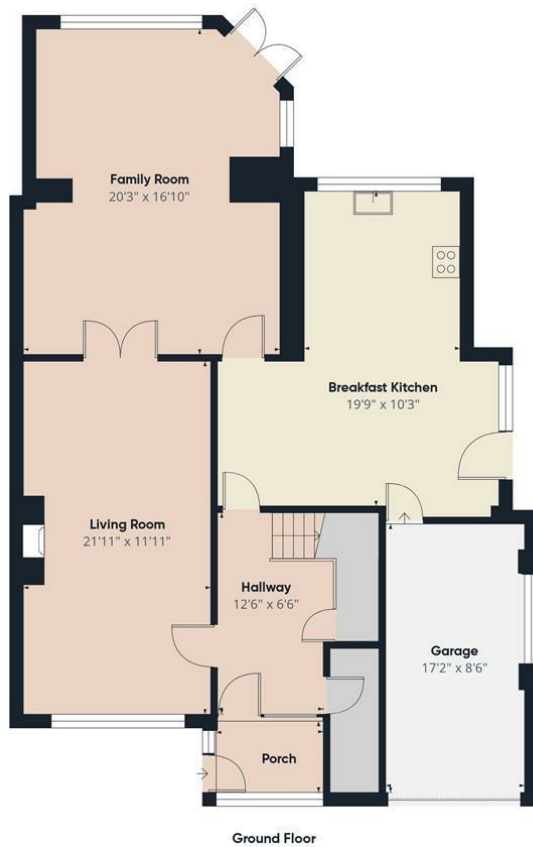
AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd 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 the office and we will be pleased to check the

information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





Approximate total area⁽¹⁾
2012 ft²
Reduced headroom
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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