Tranby Lane, Hull, HU10 7DT

Offers Over £525,000

Philip Bannister

Tranby Lane,
Hull, HU10 7DT

Boasting exceptional kerb appeal and presented to an outstanding standard throughout, this superb four-bedroom semi-detached family home, complete with a versatile loft area, is a true credit to its current owners. Occupying a sought-after position on the highly desirable Tranby Lane in Anlaby, the property enjoys easy access to well-regarded schools, a wide range of local amenities and excellent transport links.

Offering spacious and versatile accommodation ideal for modern family living, the property briefly comprises an inviting entrance hall, cloakroom/W.C., an elegant lounge, separate sitting room, an additional reception room currently used as a sitting/playroom, a bright conservatory and an impressive open-plan living/dining kitchen with a utility area off.

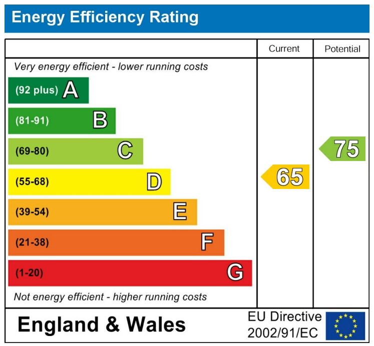
To the first floor are four well-proportioned bedrooms and a stylish family bathroom, while the converted loft provides a fantastic additional space, ideal for a home office, hobbies room or occasional accommodation (subject to any necessary consents).

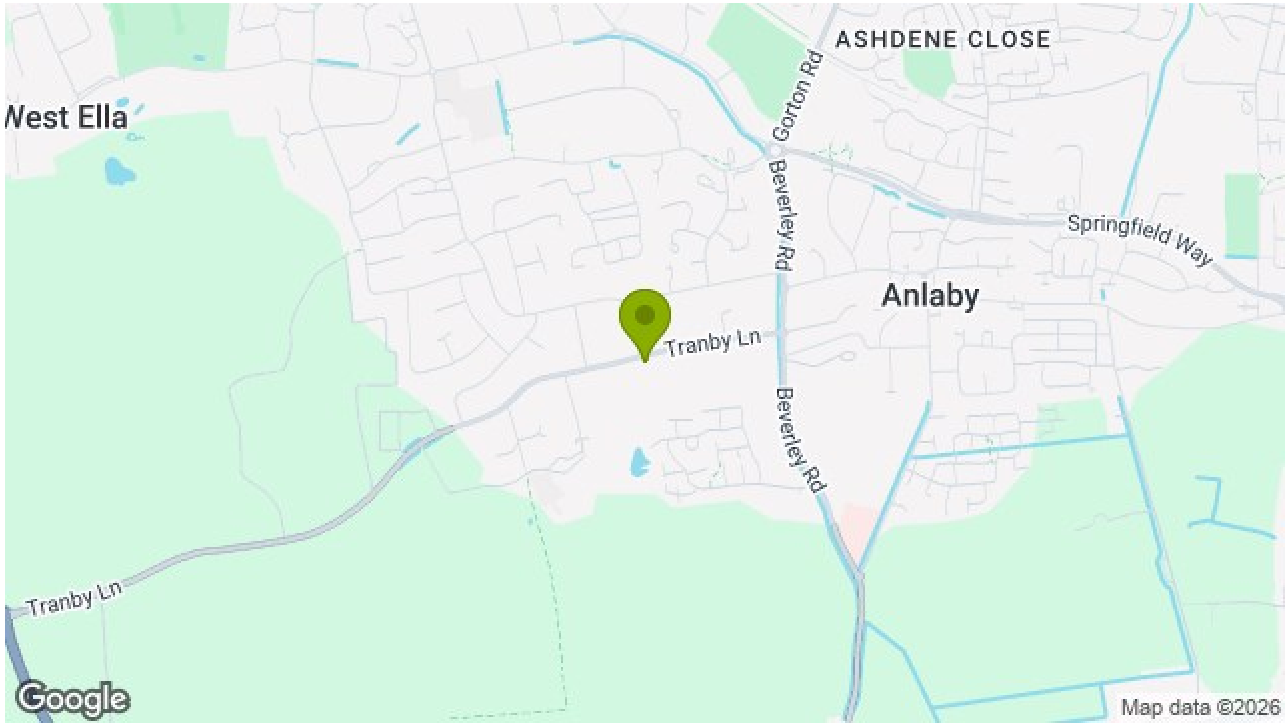
Externally, the property benefits from ample off-road parking to the front, while to the rear is a beautifully landscaped, south-facing garden that provides the perfect setting for outdoor entertaining and relaxation. Beyond the garden lies a delightful woodland backdrop, creating a wonderful sense of privacy and tranquillity.

Combining generous living space, immaculate presentation and an enviable location, this exceptional family home offers a rare opportunity not to be missed. Early viewing is essential, as properties of this calibre are seldom available for long.

Key Features

- Extended Traditional Semi Detached Home
- Excellent Location In Anlaby
- Superb Family Home
- 4 Bedrooms, Bathroom, Loft Area
- Three living Area, Large dining/Living Kitchen, Utility Area
- Gardens to the Front with parking, Large South Facing Landscaped Garden
- Early Viewing Is A Must
- EPC -








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 Morissons, 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

ENTRANCE HALL

with a half glazed door with screens to side, stained glass window to the side elevation, understairs cupboard and stairs to the first floor.

CLOAKROOM/W.C.

with a newly fitted two piece white suite, comprising w.c., wash hand basin with vanity unit beneath, vinyl floor covering and double glazed window to the side elevation.

LOUNGE

with double glazed angle bay window to the front elevation, feature fireplace and built in storage units to side and shelving.

SEPARATE SITTING ROOM

with a log burner and feature mantel above, open plan to the conservatory.

STUDY/PLAY ROOM

with double glazed angle bay window to the front elevation.

DINING AREA OPEN PLAN TO UTILITY AREA

with built in cupboards, log burner with feature mantel above, inset lights and tiled floor.

FITTED KITCHEN

with a range of base units, pan drawers, work surfaces, sink unit, electric cooker box, built in fridge and freezer, built in dish washer, extractor hood, pantry cupboard, splash back tiling, inset lights, tiled floor, double glazed window to the rear elevation and double glazed door.

UTILITY AREA

with a range of base units, pan drawers, work surfaces, shelving, plumbing for automatic washing machine, storage cupboard and double glazed window to the side elevation.

CONSERVATORY

with tiled flooring and double glazed french doors onto the rear garden

FIRST FLOOR

BEDROOM 1

with double glazed angle bay window to the front elevation, built in wardrobes with over cupboard, built in desk area and drawers.

BEDROOM 2

with double glazed window to the rear elevation and built in wardrobes with over cupboard and shelving.

BEDROOM 3

with double glazed window to the rear elevation and built in wardrobe and dressing table unit with drawers.

BEDROOM 4

with double glazed window to the front elevation and built in wardrobes.

FAMILY BATHROOM

the bathroom has been remodelled with a four piece white suite, comprising bath, wash hand basin, w.c., walkin in shower, splash back tiling, tiled floor and two double glazed windows to the side and rear elevation.

LOFT AREA

with velux window and storage to eaves

FRONT GARDEN

The property is set well back from the road and is approached across a small bridge with wrought iron railings. The large front garden features gravel areas with flower beds, trees and herbaceous borders.
A long tarmacadam side drive widens to offers multiple parking facilities and turning space.

REAR GARDEN

A wide yorkstone paved patio leads to the formal garden with two large shaped lawns, herbaceous borders and trees.
A paved path leads to a vegetable patch and beyond the formal garden is a wooden shed and fence which gives access into a large woodland area.

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 F. (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.


SMEG


SMEG


RETIRED
GOODBYE TENSION
HELLO PENSION
JEFF LYNNE'S ELO


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.

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.

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.

TENURE.

We understand that the property is Freehold. This should be clarified by your legal representative.

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 NTSTEAT 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)

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.




Approximate total area[1]

2062 ft²

Reduced headroom

60 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.

GIRAFFE360

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