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Limb
MOVING HOME

# *3 Tranby Lodge Gardens, Hessle, East Yorkshire, HU13 0TL*

- Outstanding Residence
- Beautiful Environment
- Exclusive Development
- Council Tax Band = G
- 4 Bedrooms
- Landscaped Gardens
- Double Garage
- Freehold/EPC = C

***Offers Over £800,000***

## INTRODUCTION

This exceptional detached residence forms the centrepiece of Tranby Lodge Gardens, enjoying an enviable position overlooking attractive open green space to the front. The site has historic links to the 19th-century Tranby Lodge Estate—one of Hessle's most distinguished Georgian mansion settings—and this heritage is reflected in the home's elegant proportions, symmetry, and refined architectural detailing.

Set within an exclusive collection of high-quality modern homes, the property benefits from a beautifully maintained environment that offers a genuine sense of space and openness. Constructed around 2000 to an excellent specification, the house showcases a range of classic design features, including high ceilings, a sweeping staircase, and deep skirtings and architraves.

The immaculately presented accommodation, as illustrated on the floorplan, briefly comprises a grand central hallway, cloakroom/W.C., formal lounge, separate dining room, fitted study, and an impressive open-plan day room kitchen, complemented by a utility room. To the first floor are four generously proportioned bedrooms, including a superb principal suite with dressing room and en-suite bath/shower room. A second bedroom also benefits from en-suite facilities, alongside a well-appointed family bathroom.

Further features include gas-fired central heating and uPVC double glazing throughout. Externally, the property enjoys a wide frontage with a block-paved driveway providing ample parking and gated access to a double garage. A neatly maintained laurel hedge borders the front garden, which is mainly laid to lawn with a central pathway leading to the entrance.

The rear garden has been thoughtfully landscaped to create a variety of attractive seating and planting areas, offering a high degree of privacy and interest. Altogether, this is a truly outstanding home set within a highly desirable and picturesque location.

## LOCATION

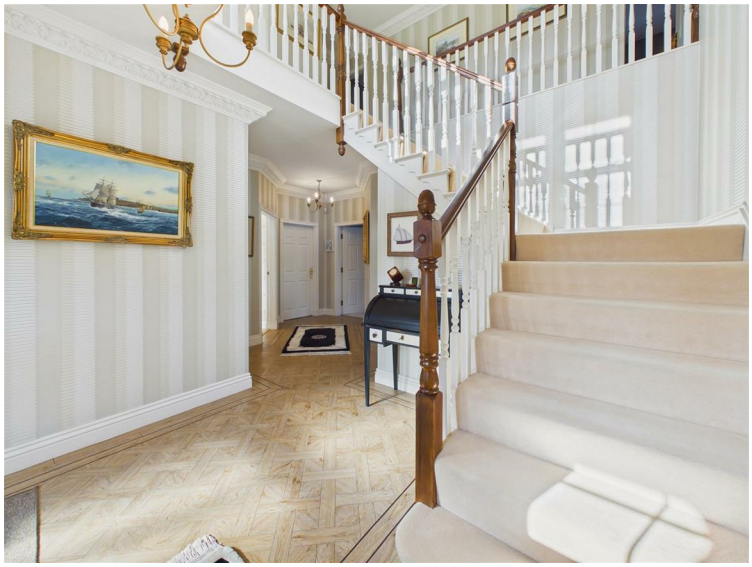
Tranby Lodge Gardens is a truly special location. The beautiful environment has a selection of well spaced, high quality, modern detached homes which look over an open green area. It is accessed to the western side of Heads Lane, close to its junction with Ferriby Road, which itself lies to the west side of Hessle centre. There has been a recent growth in restaurants, delicatessen and many independent niche traders making Hessle a very desirable place to live. Situated approximately five miles to the west of Hull city centre, on the banks of the River Humber, Hessle benefits from excellent road and rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dual carriageway leading into Hull or the national motorway network. The iconic Humber Bridge is situated nearby providing easy access to North Lincolnshire and Humberside Airport. Schooling for all ages, public and private is available locally in addition to many recreational facilities.

## ACCOMMODATION

Residential entrance door open to:

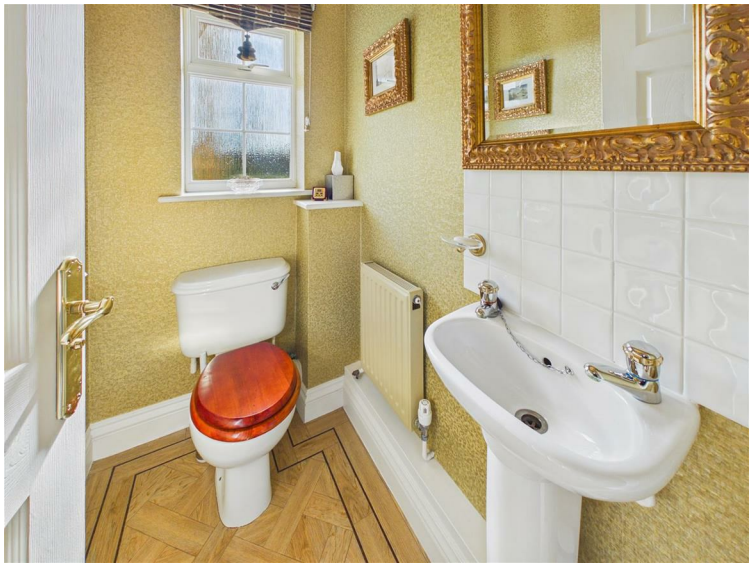
## ENTRANCE HALLWAY

An impressive central hallway with a wide staircase leading up to the galleried landing above, storage cupboard beneath. Attractive Amtico flooring.



## W.C.

With low level W.C. and wash hand basin.



## LOUNGE

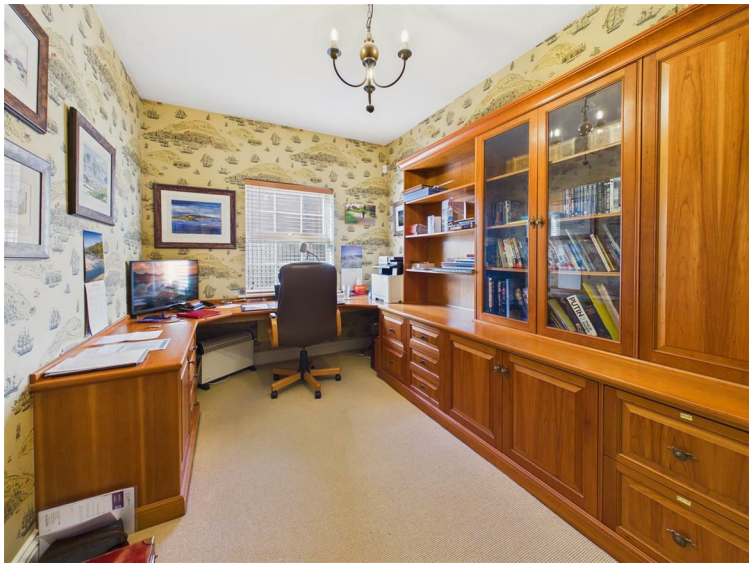
An elegantly proportioned room with two windows to the front elevation and double doors to the rear. The focal point of the room is a feature fire surround with marble hearth and backplate housing a "living flame" gas fire.

## DINING ROOM

With two windows to the front elevation.

## STUDY

With an array of fitted furniture comprising cupboards, shelving and desk. Window to side elevation.



## DAY ROOM AREA

In an open plan style through to the kitchen. There are double doors out to the rear garden.

## KITCHEN AREA

Having an extensive range of bespoke base and wall mounted units with granite worksurfaces and a matching island complete with an oak seating peninsular. There is large range cooker, concealed extractor hood above, ceramic sink and drainer with mixer tap, integrated dishwasher and fridge.

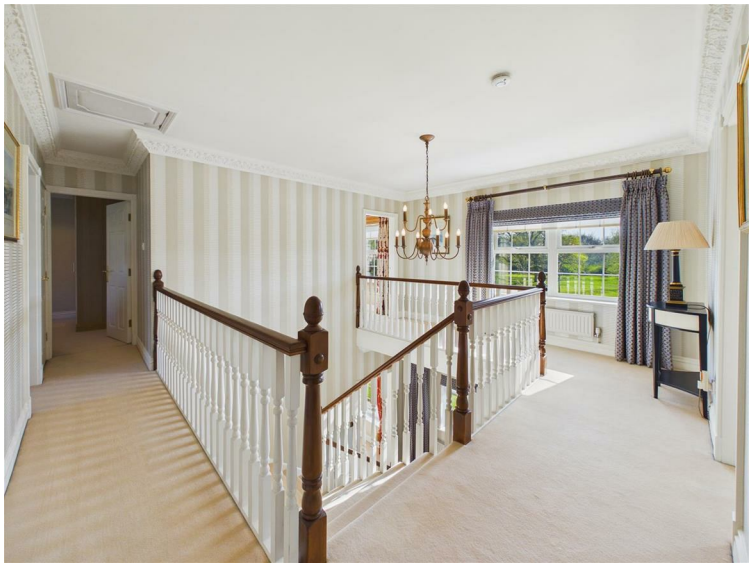
## UTILITY ROOM

With matching fitted units and worksurfaces, sink and drainer, plumbing for automatic washing machine, space for a dryer, external access door to the side drive.

## FIRST FLOOR

## GALLERIED LANDING

A beautiful landing space with window to front elevation. Access to roof void.



## BEDROOM 1

With fitted wardrobing and two windows to rear elevation.

## EN-SUITE

With shower cubicle, panelled bath, low level W.C., wash hand basin and cabinet, tiling to the walls and floor, heated towel rail.

## DRESSING ROOM

With fitted wardrobes to two walls.

## BEDROOM 2

With two windows to the front elevation, fitted wardrobes to one wall and matching dressing table and cupboards.

## EN-SUITE SHOWER ROOM

With low level W.C., pedestal wash hand basin, shower cubicle, tiled surround.

## BEDROOM 3

With wardrobes to one wall, two windows to the front elevation.

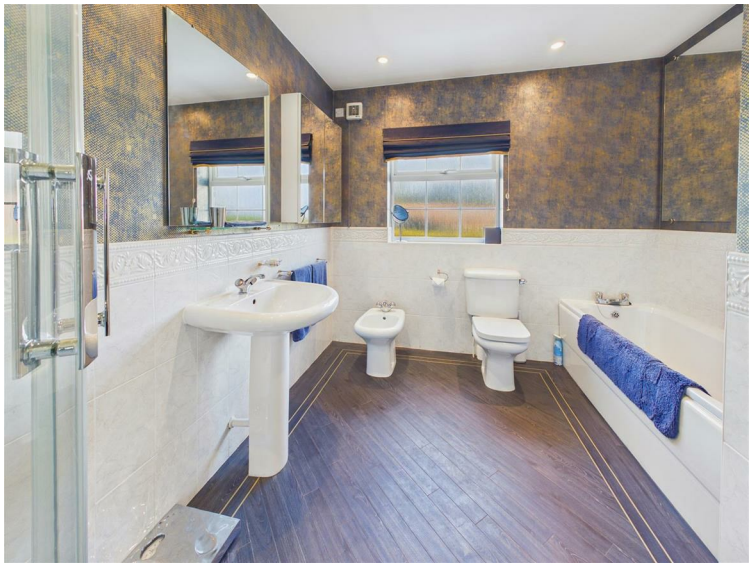
## VIEW FROM BED 3

## BEDROOM 4

With fitted wardrobing, window to rear elevation.

## BATHROOM

With suite comprising low level W.C., bidet, pedestal wash hand basin, panelled bath, shower cubicle, tiled surround, heated towel rail.



## OUTSIDE

The property has an impressively wide frontage and there is a lawned garden framed by a laurel hedge with a central path leading up to the front door. The driveway provides excellent parking for several vehicles and has an automated gated entrance providing further access to the double garage block. The beautifully landscaped rear garden has many areas of interest with quality paving, central lawn complimented by slate and planted borders.

## REAR VIEW

## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of double glazing.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

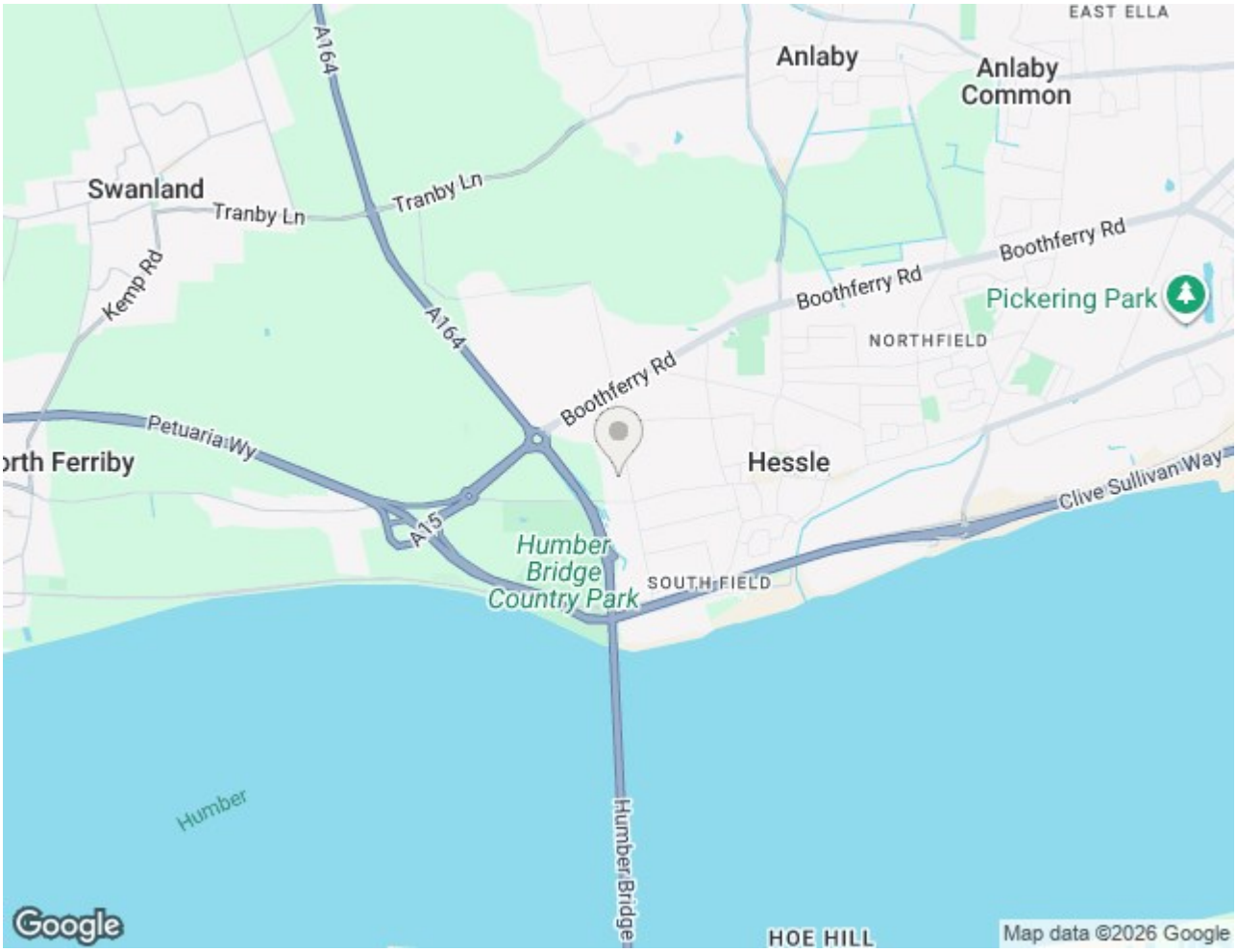
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

## PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


EAST ELLA
Anlaby
Anlaby Common
Swanland
Tranby Ln
Tranby Ln
A164
A164
Kemp Rd
Boothferry Rd
Boothferry Rd
Boothferry Rd
Pickering Park
NORTHFIELD
Petuaria Wy
orth Ferriby
Hessle
Clive Sullivan Way
A15
Humber Bridge Country Park
SOUTHFIELD
Humber
Humber Bridge
HOE HILL
Google
Map data ©2026 Google

Floor 0

Approximate total area(1)

1343 ft²

124.8 m²

(1) Excluding balconies and terraces

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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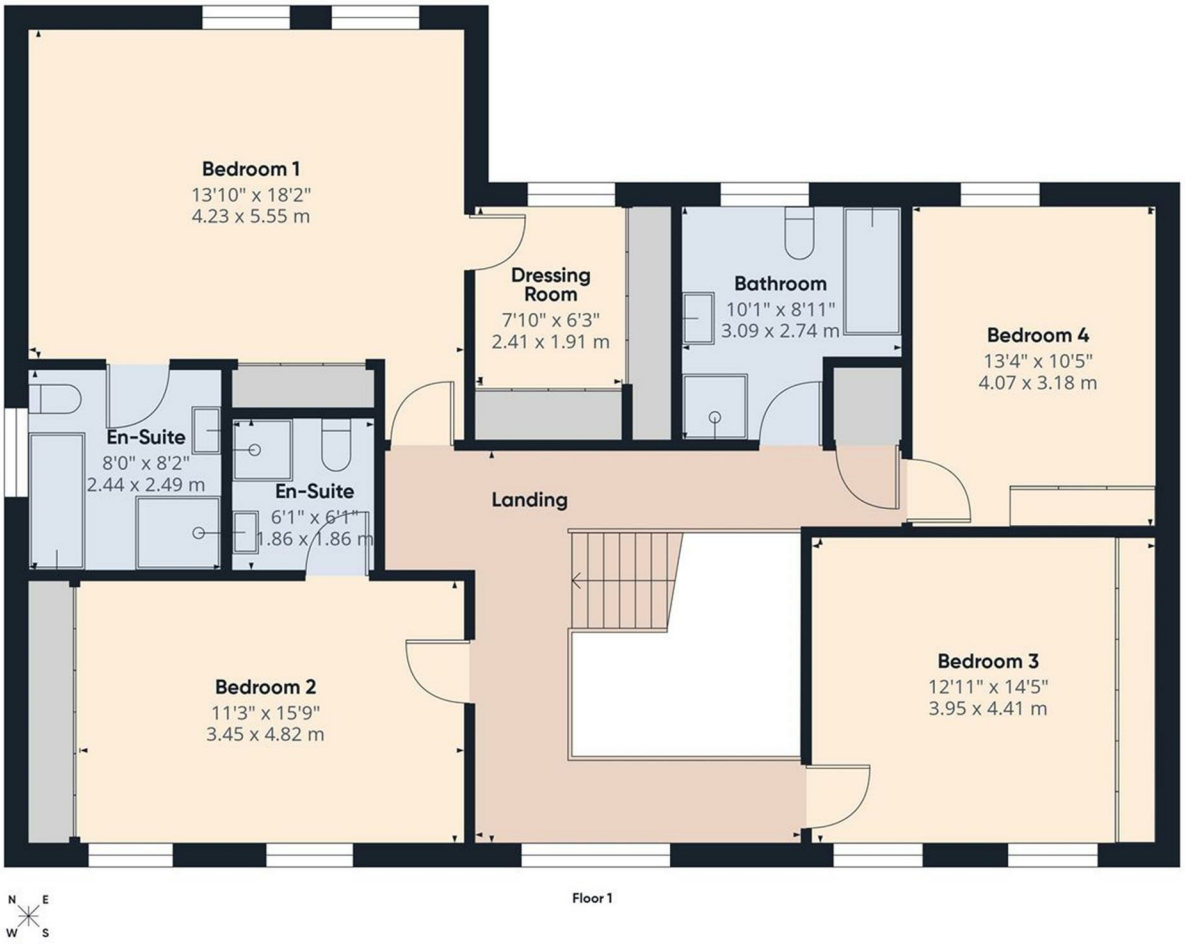


Floor 1

Approximate total area(1)

1240 ft²

115 m²

(1) Excluding balconies and terraces

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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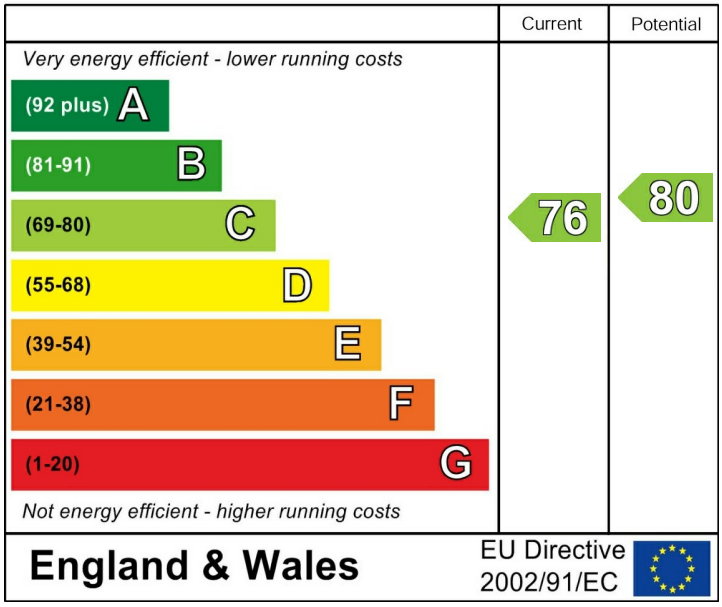
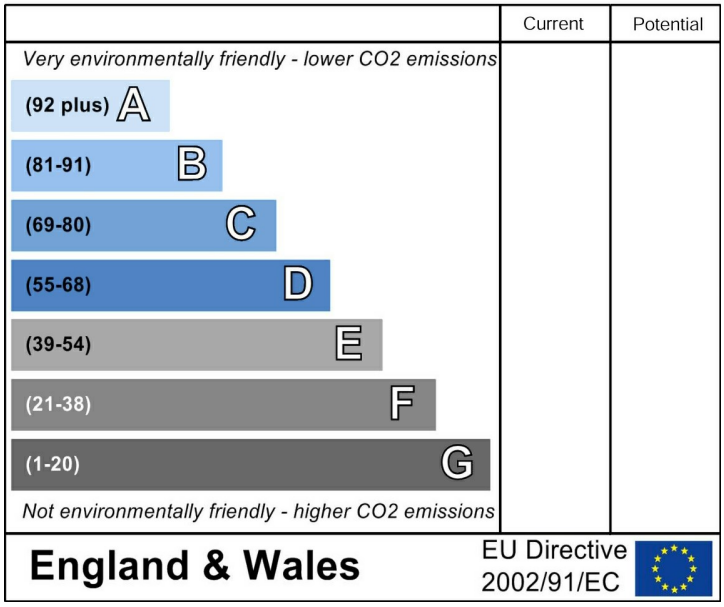
## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating