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Limb
MOVING HOME



47 Tranby Lane, Anlaby, East Yorkshire, HU10 7DT

- 📍 No onward chain!
- 📍 Fabulous Open Plan Living
- 📍 Detached Garden Bar
- 📍 Council Tax Band = F
- 📍 Four Bedrooms
- 📍 Stunning Rear Garden
- 📍 Sought After Location
- 📍 Freehold / EPC = C

£559,950

INTRODUCTION

This exceptionally well-presented semi-detached house occupies a superb, large south-facing plot in one of the most sought-after areas in the region. Enjoy the tranquility of a wooded area backing directly onto the property, which is included with the sale.

Boasting nearly 2000 sq ft of living space, this home features four double bedrooms and a stylish family bathroom. The heart of the home is a stunning open-plan living kitchen at the rear, complete with sliding patio doors that seamlessly connect to the expansive garden. Additional conveniences include a stylish cloaks/W.C. and a utility room that offers potential for a home office. A spacious lounge with bay window completes the main accommodation.

Beyond the main house, a large, purpose-built detached garden bar measuring approx 24'6"x11'8" provides an ideal space for a home office or gymnasium, currently fitted with a bar. The exterior offers excellent parking at the front, while the rear presents a spacious patio, a lush lawn, and mature shrubs and trees along the borders, creating a private oasis.

LOCATION

The property occupies a prominent position on the south side of Tranby Lane, Anlaby. Tranby Lane is one of the areas most sought after locations and Anlaby combined with the neighbouring villages of Kirk Ella and Willerby offer an excellent range of shops, recreational facilities and amenities, in addition to well reputed public and private schooling. The property is situated within the catchment area for St. Andrews primary school and Wolfreton secondary school. Convenient access can be gained toward Hull City centre, the Humber Bridge and the nearby towns of Cottingham and Beverley, in addition to convenient access toward the A63/M62 motorway network.

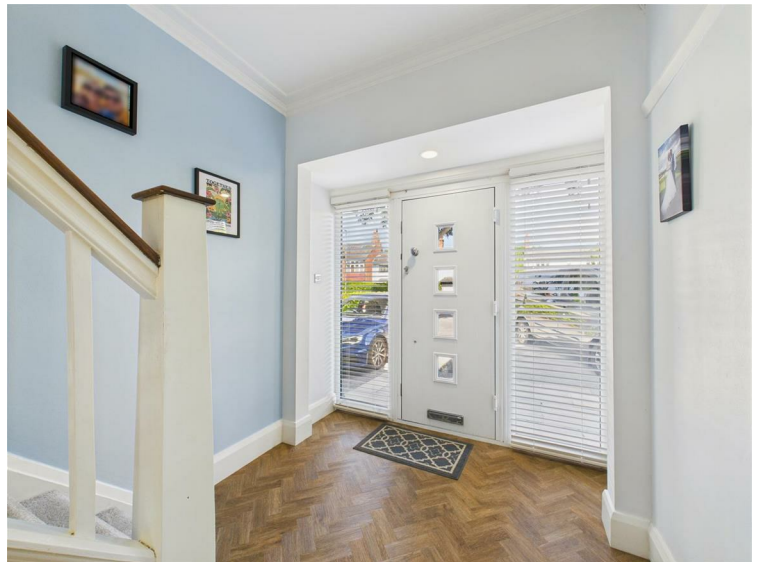
ACCOMMODATION

The layout and room sizes are depicted on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

Spacious and welcoming with staircase leading up to the first floor and cupboard under.



LOUNGE

Featuring an inset electric fire and bay window to the front elevation.



OPEN PLAN LIVING

Situated to the rear of the property is the open plan living kitchen with large glass sliding patio doors with electric blinds leading out to the rear garden. The kitchen has a range of stylish dual tone base and wall units with Quartz worktops incorporating an inset sink unit with Insink boiling water tap. There is an oven, combination microwave oven, warming drawer, fridge/freezer, wine fridge and dishwasher. The central island incorporates the induction hob with downdraft filter,



LIVING / DINING AREA

With multi-fuel stove, wall mounted TV and two skylights.

KITCHEN AREA



INNER LOBBY

With fitted units and window to side.

UTILITY ROOM

With plumbing for a washing machine and space for additional appliances.

This room has not been fully fitted out and therefore provides a variety of uses such as a home office.

CLOAKS/W.C.

This stylish cloaks/W.C. offers a well-appointed space. It features a contemporary basin and W.C., complemented by sleek grey tiling throughout and a striking mirrored wall that enhances the sense of space.



FIRST FLOOR

LANDING

This bright and airy first-floor landing provides access to the upper accommodation. The ample space near the window offers a versatile area, ideal for a quiet reading nook or a dedicated study area, benefiting from natural light.



BEDROOM 1

With fitted wardrobes, inset spot lights and bay window to the front elevation.



BEDROOM 2

With fitted wardrobes, inset spot lights and window to rear.



BEDROOM 3

With fitted wardrobes, inset spot lights and window to rear.

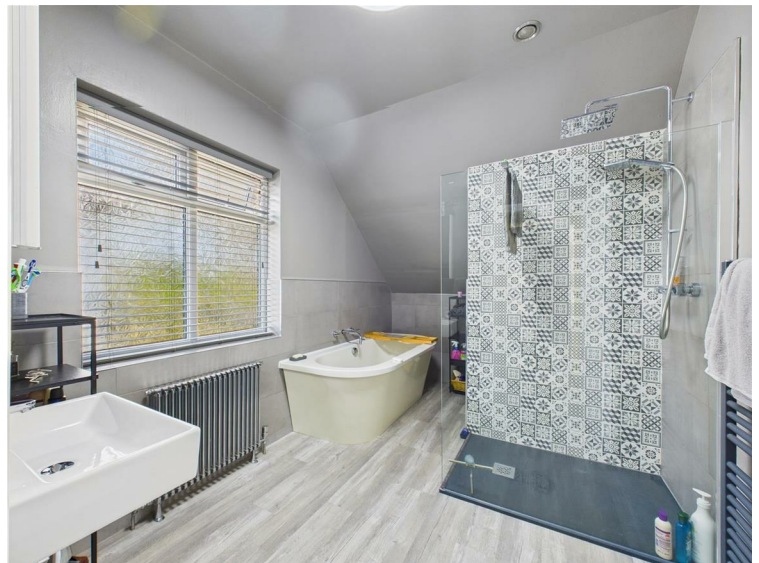


BEDROOM 4

With window to rear.

BATHROOM

This spacious family bathroom offers a luxurious and contemporary feel. It features a stylish bathtub, a large walk-in shower with decorative tiling, and a modern washbasin with ample counter space. The design is completed by sleek grey tiling and wood-effect flooring, creating a sophisticated and relaxing environment.



OUTSIDE

The property is set well back from the road and an extensive forecourt provides ample off street parking. The property benefits from a superb, large south-facing plot, offering a wonderfully private outdoor space. Immediately to the rear of the house, a generous paved patio area provides an ideal setting for outdoor dining and entertaining, seamlessly accessed from the open-plan living kitchen.

Beyond the patio, a substantial lawn stretches towards the rear, bordered by mature shrubs and trees that ensure privacy and a picturesque backdrop. Adding to the appeal, a large multi use garden room (approximately 300 sq ft) with a dedicated decked area and pergola creates a versatile outdoor retreat, perfect for a home office, gymnasium, or indeed, a bar, as it is currently fitted. This impressive garden truly complements the spacious interior, offering ample room for relaxation and recreation.





GARDEN ROOM





REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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. 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.

AGENTS NOTE

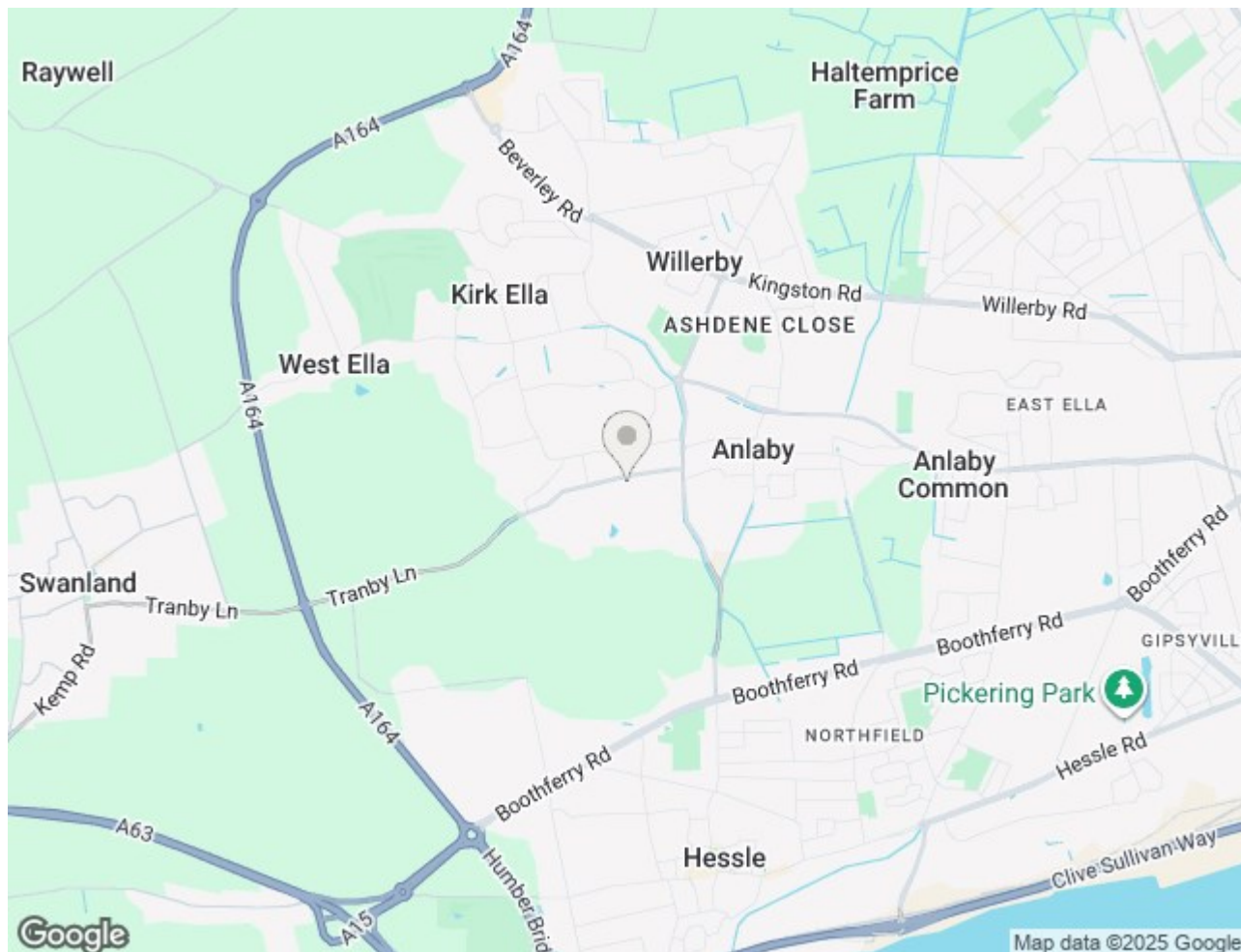
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

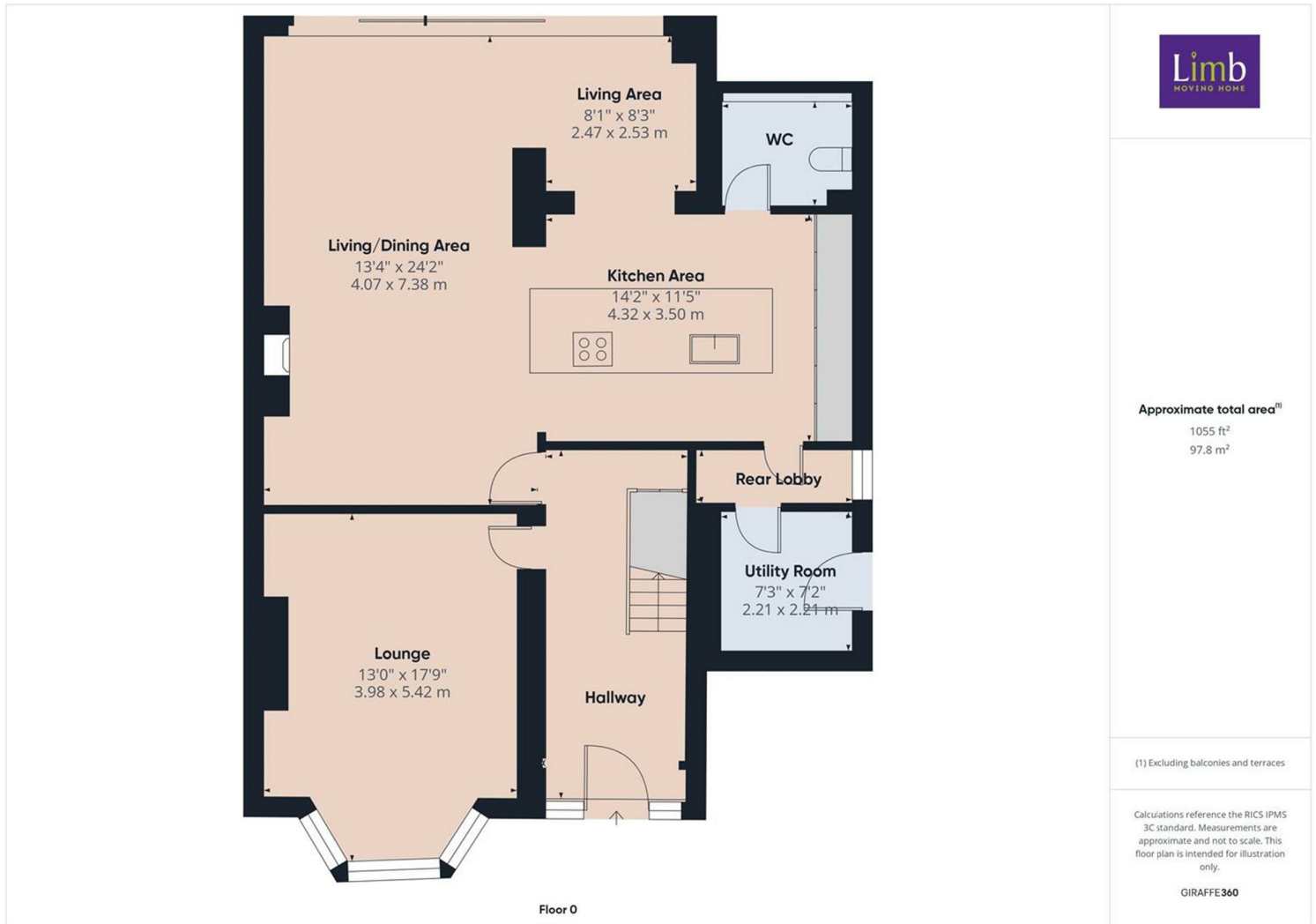
PHOTOGRAPH DISCLAIMER

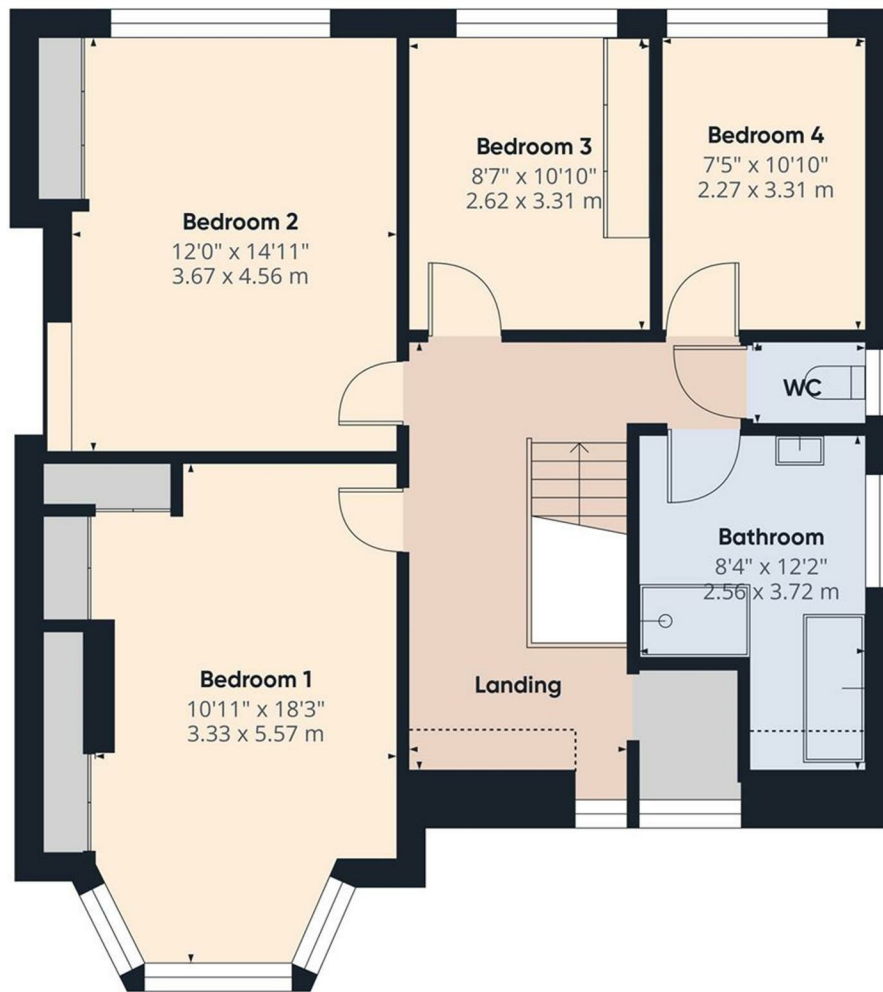
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

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.







Floor 1



Approximate total area^m

806 ft²
74.7 m²

Reduced headroom

13 ft²
1.2 m²


(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	