



Tranby Avenue, Hessele, HU13 0PX  
Offers In The Region Of £335,000

Philip  
**Bannister**  
Estate & Letting Agents

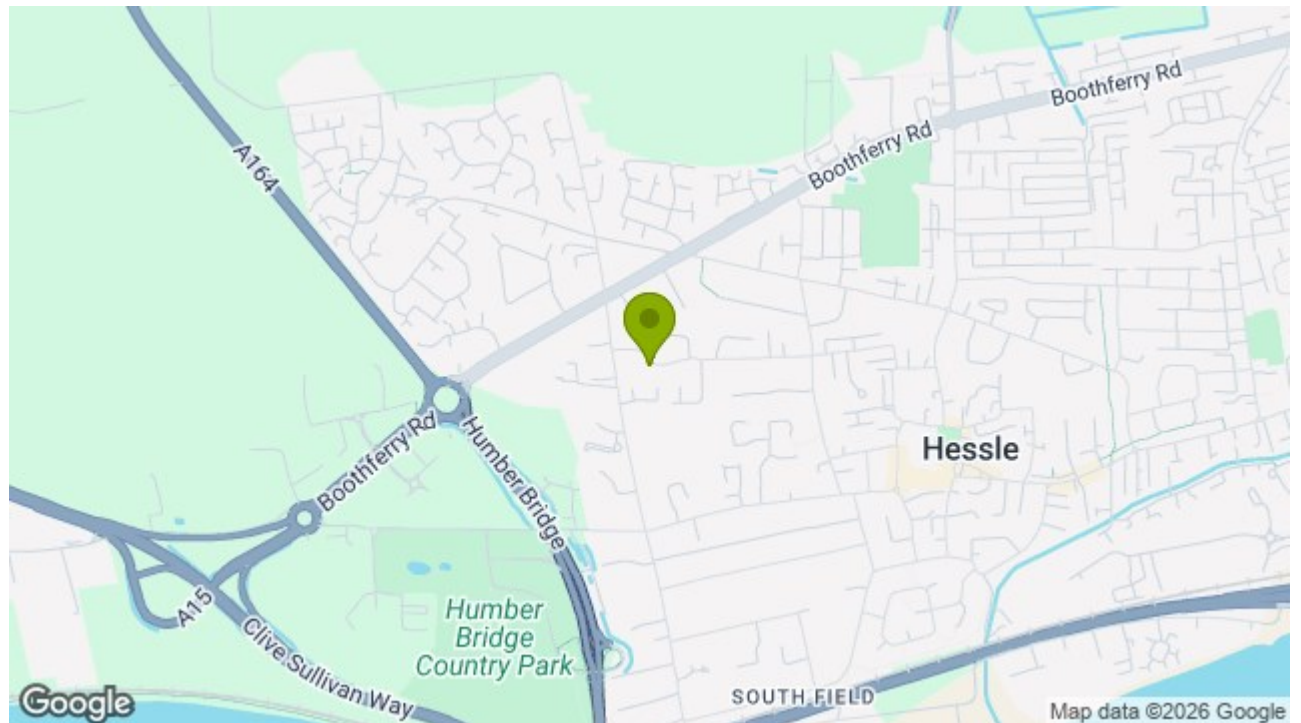
# Tranby Avenue, Hessle, HU13 0PX

Situated in a highly sought-after part of Hessle, this semi-detached dormer bungalow offers generous and versatile living accommodation, presented to a high standard throughout. The property is offered to the market with no onward chain and benefits from a south-westerly facing garden, ample off-street parking, and a garage.

## Key Features

- No Onward Chain
- Superb Location
- Highly Sought-After Property Style
- South Westerly Facing Garden
- 3/4 Bedrooms
- Generous Living Accommodation
- Off-Street Parking & Garage
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	81	84
England & Wales	EU Directive 2002/91/EC	





## HESSLE

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

## GROUND FLOOR;

### PORCH

Providing access to the accommodation.

### ENTRANCE HALL

A welcoming entrance hall with stairs off.

### LIVING ROOM

A generous living room with solid wood flooring, a log burning stove, a bay window to the front elevation and window to the side elevation.

### BEDROOM 2

A bedroom of double proportions with solid wood flooring and a window to the front elevation.

### BEDROOM 3

A generous bedroom with storage cupboard, solid wood flooring, a storage cupboard and a window to the rear elevation.

### SHOWER ROOM

With a three piece suite comprising of a shower enclosure and a vanity wash hand basin and a low flush WC. Further benefitting from tiled walls and a window to the rear elevation.

## BREAKFAST KITCHEN

A well equipped breakfast kitchen with cream gloss wall and base units, granite work surfaces, breakfast bar and a tiled splashback. Integrated appliances include a Gas Hob, Electric Double Oven, Extractor Hood, Fridge/Freezer and an Automatic Dishwasher. Further benefitting from recessed spotlights and open to the Garden Room.

## GARDEN ROOM

A lovely room with superb aspect over the rear garden with windows to the side and rear elevations with a door leading to the patio area.

## UTILITY ROOM

With plumbing for an automatic washing machine and ample storage space.

## FIRST FLOOR;

### BEDROOM 1

A bedroom of double proportions with solid wood flooring, a storage cupboard and a window to the front elevation.

### EN-SUITE

With a three piece suite comprising of a panelled bath with overhead shower, a WC and a wash hand basin, Further benefitting from tiled walls, a heated towel rail and a Velux Window.

## LOFT ROOM / BEDROOM 4

A versatile room with solid wood flooring, eaves storage and a Velux window.

## EXTERNAL;

### FRONT

A brick set driveway leading to the car port, shaped front lawn with low walled border.

## REAR

South Westerly facing rear garden with block paved patio area, raised shaped lawn with timber fencing and garden sheds.

## GARAGE

A single garage with light and power supply, roller door, internal door 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 D (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

SOLAR PANELS - Details to follow

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.

## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our



verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

## TENURE

We understand that the property is Freehold.

## 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 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)

## SOLAR PANELS

The property benefits from Solar Panels (owned).

## AGENTS NOTES - PROBATE

Please note that the property is currently seeking Grant of Probate and as such completion of purchase could be delayed.





Approximate total area<sup>(1)</sup>  
1466 ft<sup>2</sup>  
Reduced headroom  
87 ft<sup>2</sup>

(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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