

Whitakers

Estate Agents



17 Tranby Lane, Anlaby, HU10 7DR

£550,000

FANTASTIC FAMILY HOME WITH SUPERB SOUTHERLY REAR GARDEN, WITH WOODLAND BEYOND, SITTING ON A GENEROUS PLOT IN THIS HIGHLY REGARDED LOCATION.

This magnificent detached traditional property offers a great balance between old and new, situated on one of the area's most sought after locations, close to an abundance of local amenities and boasting fantastic local schools only a stones throw away, making this an obvious choice for the growing family.

The main features briefly comprise ; spacious entrance hall, lounge, sitting room with feature log burner, contemporary open plan fitted kitchen / diner, utility room and useful ground floor W.C.

The first floor boasts four good bedrooms (master and bed two fitted) along with the well presented family bathroom suite.

The real show stopper however is the mature rear garden, southerly in orientation, mainly laid to lawn with well stocked mature borders and woodland beyond, this really is an ideal entertainment area ideal for BBQ / Al Fresco dining in the warmer months.

Situated on the south side of Tranby Lane, which is one of the most sought after locations in Anlaby, well placed to access both the retail parks Anlaby and Willerby have to offer with the abundance of shops / coffee shops and supermarkets.

The accommodation comprises

Front external



Externally to the front aspect, there is a large yard which is partly laid to lawn with decorative planting, and boundary hedging. A side drive allows off-street parking, and follows to a detached garage.

Ground floor

Hall



Wooden glazed entrance door with side windows, two stained glass windows, central heating radiator, under stairs storage cupboard, and karndeian flooring. Leading to :

Lounge 16'8" x 11'11" (5.10 x 3.64)



UPVC double glazed bay window, stained glass window, central heating radiator, feature fireplace, and carpeted flooring.

Sitting room 13'11" x 12'6" (4.26 x 3.83)



Two stained glass windows, central heating radiator, log burner, and karndeian flooring.

Kitchen / dining room 18'1" x 22'0" (5.52 x 6.71)



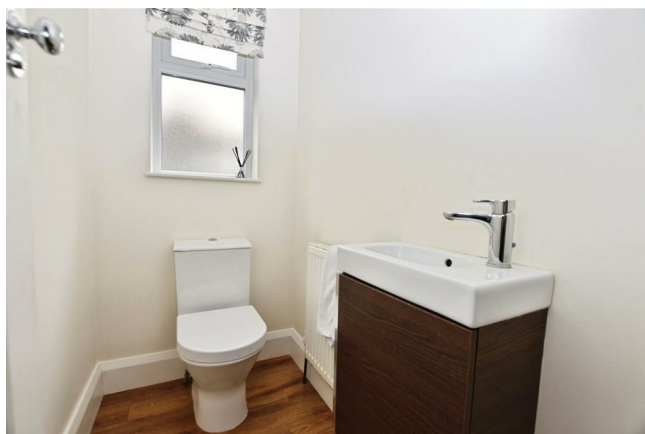
UPVC double glazed French doors with side windows, three UPVC double glazed windows, two central heating radiators, karndeian flooring, and fitted with a range of floor and eye level units, breakfast island, worktops with splashback upstand above, sink with mixer tap, provision for a gas cooker, and integrated fridge-freezer and dishwasher.

Utility room 7'8" x 5'7" (2.36 x 1.71)



Composite side door, karndeian flooring, and fitted with a range of floor and eye level units, worktops with splashback upstand above, sink with mixer tap, and plumbing for a washer / dryer.

Cloakroom



UPVC double glazed window, central heating radiator, karndean flooring, and furnished with a two-piece suite comprising vanity wash basin with mixer tap, and low flush W.C.

First floor

Landing

With access to the loft hatch, central heating radiator, and carpeted flooring. Leading to :

Master bedroom 17'1" x 11'11" maximum (5.22 x 3.64 maximum)



UPVC double glazed bay window, UPVC double glazed window, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring.

Bedroom two 11'2" x 12'7" (3.41 x 3.84)



Two UPVC double glazed windows, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom three 11'1" x 9'4" (3.39 x 2.86)



UPVC double glazed windows, central heating radiator, and carpeted flooring.

Bedroom four 15'1" x 6'1" (4.61 x 1.87)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



Two UPVC double glazed windows, central heating radiator, fully tiled, and furnished with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with mixer and waterfall shower, vanity wash basin with mixer tap, and low flush W.C.

Rear external



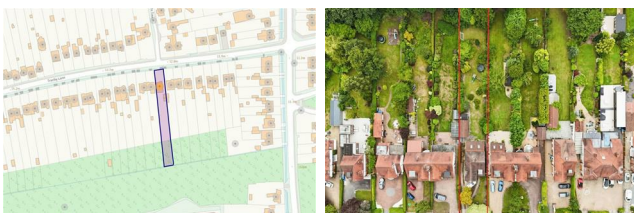
French doors in the dining kitchen open to the expansive mature rear garden, southerly in orientation, which is laid to lawn with decorative planting, well stocked mature borders and woodland beyond. The residence also benefits from having an outside power socket, and wooden storage shed.

Woodland & gardens



Aerial view of the property

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL249017000

Council Tax band - F

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 10 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

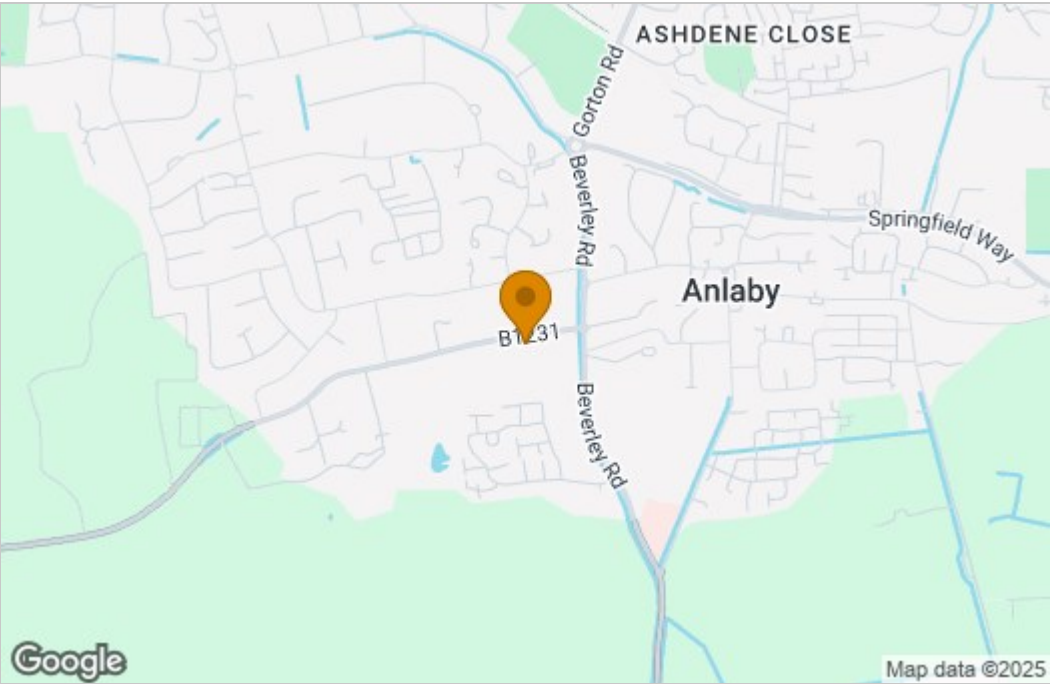
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Floor Plan

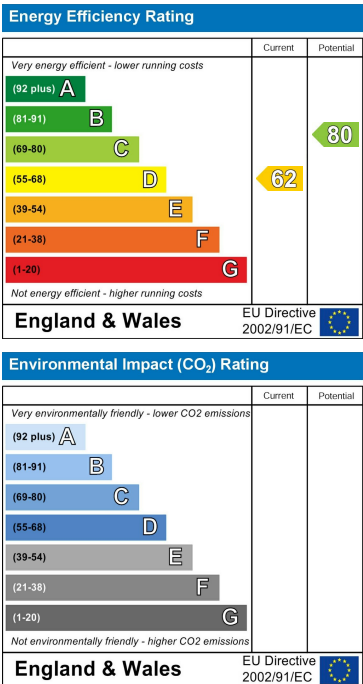


Total area: approx. 154.5 sq. metres (1662.6 sq. feet)

Area Map



Energy Efficiency Graph



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