

# Whitakers

Estate Agents



## 37 Tranby Lane, Hull, HU10 7DR

**£525,000**

Whitakers Estate Agents are pleased to introduce this semi-detached family property that occupies an enviable approximate 0.3 acre plot just a short distance from the heart of Anlaby village, and has been beautifully extended to blend timeless character with contemporary elegance.

The property is approached via an expansive gravelled frontage, providing access to the attached garage and generous off-street parking for multiple vehicles. The forecourt is also enhanced by a lawned section, and decorative planting that provides a high degree of privacy.

A gracious entrance hall with cloakroom sets the tone, leading to a bay-fronted living room, an elegant open-plan kitchen and dining space with adjoining utility room, and a refined sitting room centred around a striking feature fireplace.

Fixed stairs rise to a generous first-floor landing, providing access to two elegant double bedrooms, two further well-proportioned bedrooms, a stylish shower room, and a well-appointed bathroom with separate W.C.

Tri-sliding doors in the kitchen / dining room open seamlessly onto an impressive patio seating area, with steps descending to the southerly facing rear garden. Predominantly laid to lawn and framed by mature borders and towering fir trees, it offers exceptional privacy, and a serene outdoor sanctuary.



The accommodation comprises

Front external



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Ground floor

Hall



Wooden double glazed door with side windows, two central heating radiators, two under stairs storage cupboards, and wooden flooring. Leading to :

W.C.

UPVC double glazed window, and furnished with a two-piece suite comprising sink and low flush W.C.

Living room 17'11" x 12'11" maximum (5.47 x 3.95 maximum )



UPVC double glazed bay window, central heating radiator, log burner with tiled hearth and oak mantel, and carpeted flooring.

Utility room 6'2" x 9'10" (1.88 x 3.01 )



Composite entrance door, central heating radiator, and tile effect laminate flooring. Fitted with a range floor level units, worktop with splashback laminate above, sink with mixer tap, and plumbing for a washing machine.

Open plan kitchen / dining room 24'9" x 28'6" (7.56 x 8.71 )



## Kitchen



UPVC double glazed window, and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand above, sink with mixer tap, integrated dishwasher and wine cooler, and provision for a gas cooker.

## Dining room



Two UPVC double glazed tri-sliding doors, two sky lights, central heating radiator, log burner, and LVT flooring.

Sitting room 15'1" x 13'3" (4.62 x 4.06 )



Central heating radiator, fireplace with wooden surround tiled inset and slate hearth, and LVT flooring.

## First floor

## Landing

With access to the loft hatch, UPVC double glazed window, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 18'4" z 12'11" maximum (5.61 z 3.95 maximum )



UPVC double glazed bay window, two central heating radiators, built- in storage cupboard, and carpeted flooring.

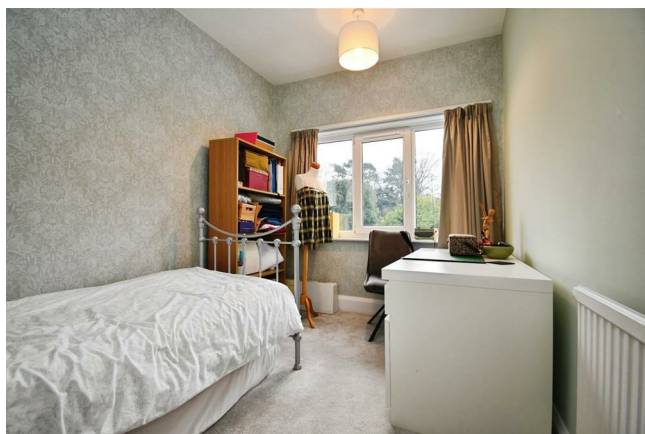
Bedroom two 14'11" x 12'2" (4.56 x 3.72 )



UPVC double glazed window, central heating radiator, feature fireplace with tiled surround, built-in wardrobe and cupboard, and wooden flooring.



Bedroom three 11'3" x 7'10" (3.45 x 2.40 )



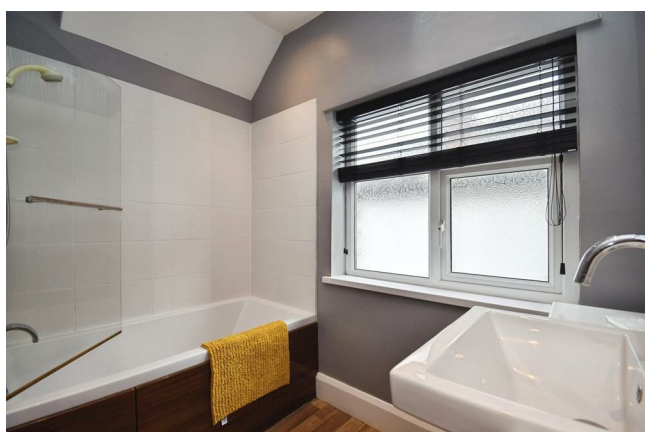
UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom four 10'11" x 8'1" (3.34 x 2.48 )



UPVC double glazed window, central heating radiator, built-in storage cupboard, and LVT flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled walls, and LVT flooring. Furnished with a panelled bath with mixer tap and electric shower, and vanity sink with mixer tap.

W.C.

UPVC double glazed window, LVT flooring, and furnished with a low flush W.C.

Shower room



UPVC double glazed window, central heating radiator, fully tiled walls, and LVT flooring.

Rear external



Tri-sliding doors in the dining room open seamlessly onto an impressive patio seating area, with steps descending to the southerly facing rear garden. Predominantly laid to lawn and framed by mature borders and towering fir trees, it offers exceptional privacy, and a serene outdoor sanctuary.

Patio seating area



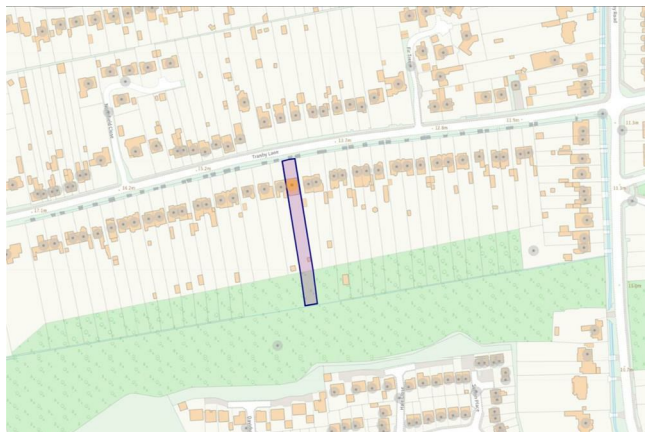
Additional features



The residence also benefits from having a detached, purpose built garden room with cedar tiled roof, double glazed windows, and connection to lighting and power. It is fitted with a fully functioning bar, which is perfect for entertaining guests in the summer months. There is also a storage shed, and outside taps and power sockets to the front and rear of the property.

### 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 - ANL249037000

Council Tax band - F

### EPC rating

EPC rating - C

### 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 - N/A

Coalfield or Mining Area - N/A

### 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.

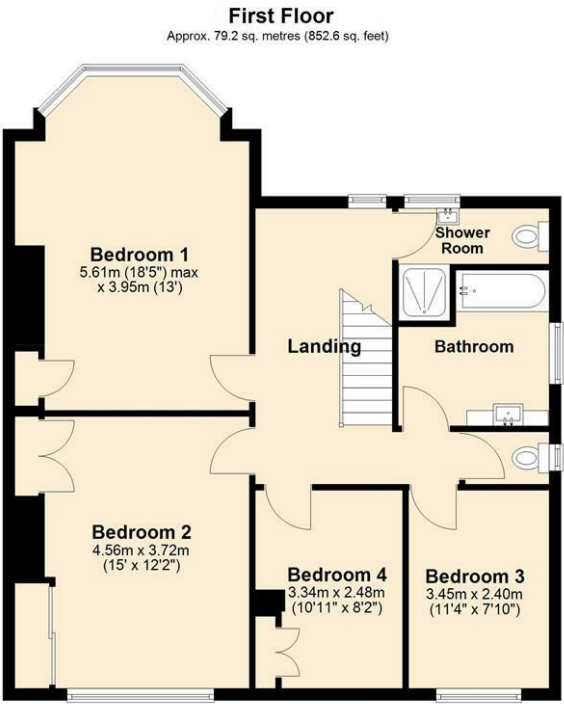
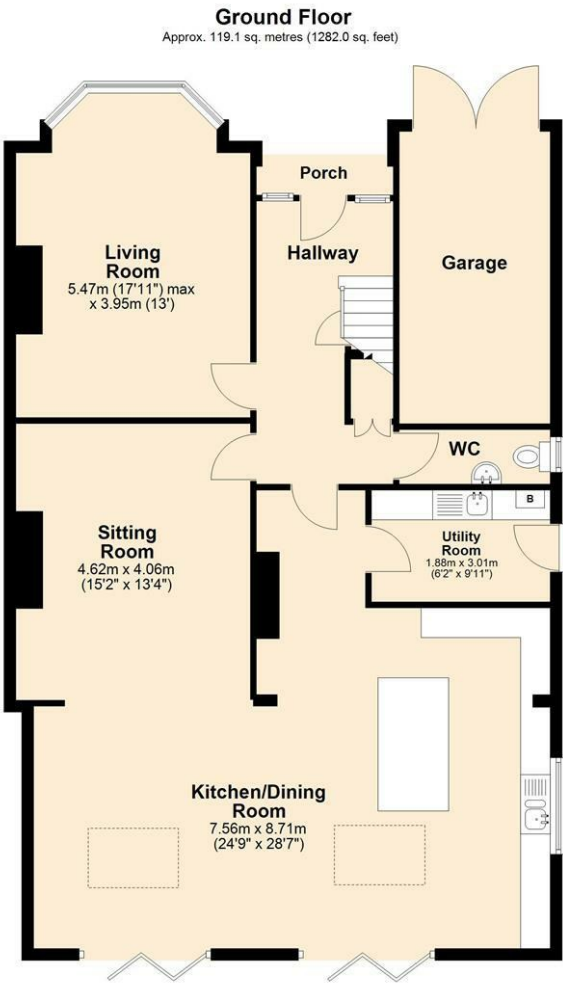
### Free Market Appraisals / Valuations

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

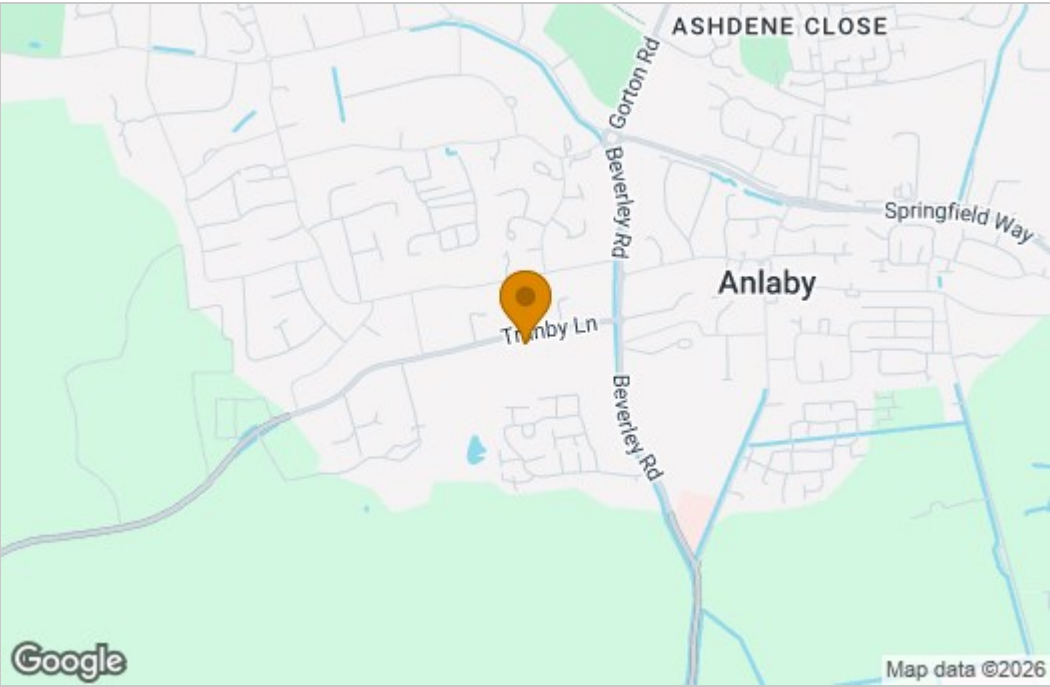
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Floor Plan

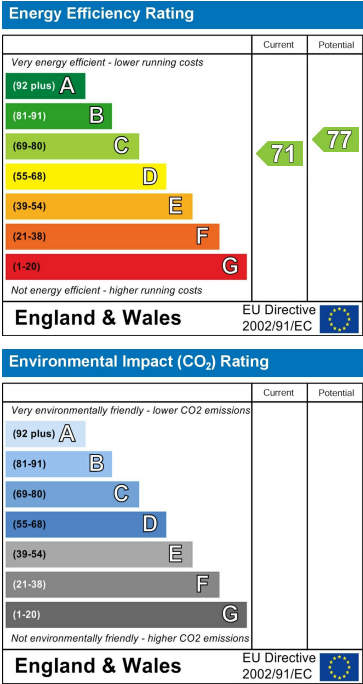


Total area: approx. 198.3 sq. metres (2134.6 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.