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Limb
MOVING HOME



1 Tranby Avenue, Hessle, East Yorkshire, HU13 0PS

- 📍 Four Bedrooms
- 📍 Three Reception Rooms
- 📍 South Facing Garden
- 📍 Council Tax Band = D
- 📍 Traditional End Of Terrace
- 📍 Period Features
- 📍 Great Location
- 📍 Freehold/EPC =

£330,000

INTRODUCTION

An excellently proportioned, four-bedroom end-of-terrace home offering an appealing blend of period features and modern amenity. This well-maintained property provides accommodation across two floors, ready for immediate family occupation.

Key interior elements include the ground floor living spaces: a comfortable lounge with a log burner, a connecting snug, and an open-plan dining kitchen. A vital downstairs W.C. is also present. The first floor hosts four generously sized bedrooms and a full bathroom, characterised by its elegant free-standing claw-footed bath. Essential comfort is provided by gas central heating and partial double glazing. Outside, the property enjoys both a small front garden and, most notably, a delightful south-facing rear garden. This external space is thoughtfully appointed with a patio for dining, a lawn, and a summerhouse, enhancing its appeal for outdoor living

LOCATION

Situated at the end of Tranby Avenue, close to Barrow Lane, the street is a popular residential avenue in Hessle. The vibrant town of Hessle is situated approximately 5 miles to the west of Hull City Centre on the banks of the River Humber and comprises many fine homes of distinction. A superb range of shops and amenities can be found in the bustling centre including fine restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagents, banks, chemist, gift shops, hair/beauty salons, health centre, take aways and more. 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 east access to North Lincolnshire and Humberside airport. Public and private schooling for all ages is available locally in addition to many recreational facilities.

ACCOMMODATION

Residential stained-glass door under covered porch opening into:

ENTRANCE HALL

With stairs to first floor and understairs storage cupboard.



LOUNGE

Featuring a log burner with traditional mantle, slate surround and hearth; bay window to the front and double doors opening into the snug.



SNUG

With double doors opening out to the side patio.



KITCHEN/DINING ROOM

Open area with a raised breakfast peninsula to provide partition.



KITCHEN

With fitted shaker-style units and worksurfaces, integrated oven, fridge/freezer and dishwasher, four-ring induction hob with filter hood above and tiled splashback surround throughout. A one-and-a-half sink & drainer sits beneath a window to the side, with a door opening out onto the side patio. Plumbing for a washing machine sits beneath the raised breakfast peninsula. The space opens through to the dining area.



DINING AREA

Comprising a traditional fireplace to the centre of the space with an ornate tiled surround, tiled hearth, bay windows and double doors to the rear patio.



CLOAKS/W.C.

Cloakroom area leading to a W.C. featuring a stained glass window to the side of the property, low-flush W.C. and wash-hand basin atop fitted vanity cabinet.



FIRST FLOOR

LANDING

With skylights, one being stained-glass.



BEDROOM 1

Window to front elevation, storage cupboard to corner.



BEDROOM 2

Window to the rear elevation.



BEDROOM 3

With window to the rear elevation.



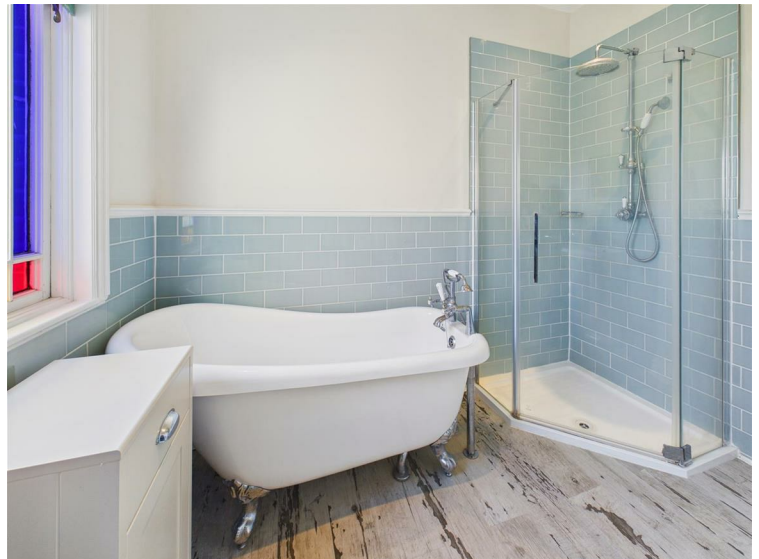
BEDROOM 4

With storage cupboard housing boiler to corner and window to the side elevation.



BATH/SHOWER ROOM

Half-tiled throughout, comprising traditional free-standing bath with shower, shower enclosure to corner, wash-hand basin, low-flush W.C. and stained glass window to the side elevation.



OUTSIDE

There is a paved patio to the immediate rear which also extends round the side. A lawn lies at the centre, with a summer house/shed and gravelled area at the bottom of the garden.



SUMMER HOUSE/GRAVELLED AREA



REAR VIEW

Outside, the property enjoys both a small front garden and, most notably, a delightful south-facing rear garden. This external space is thoughtfully appointed with a patio for dining, a lawn, and a summerhouse/shed, enhancing its appeal for outdoor living.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

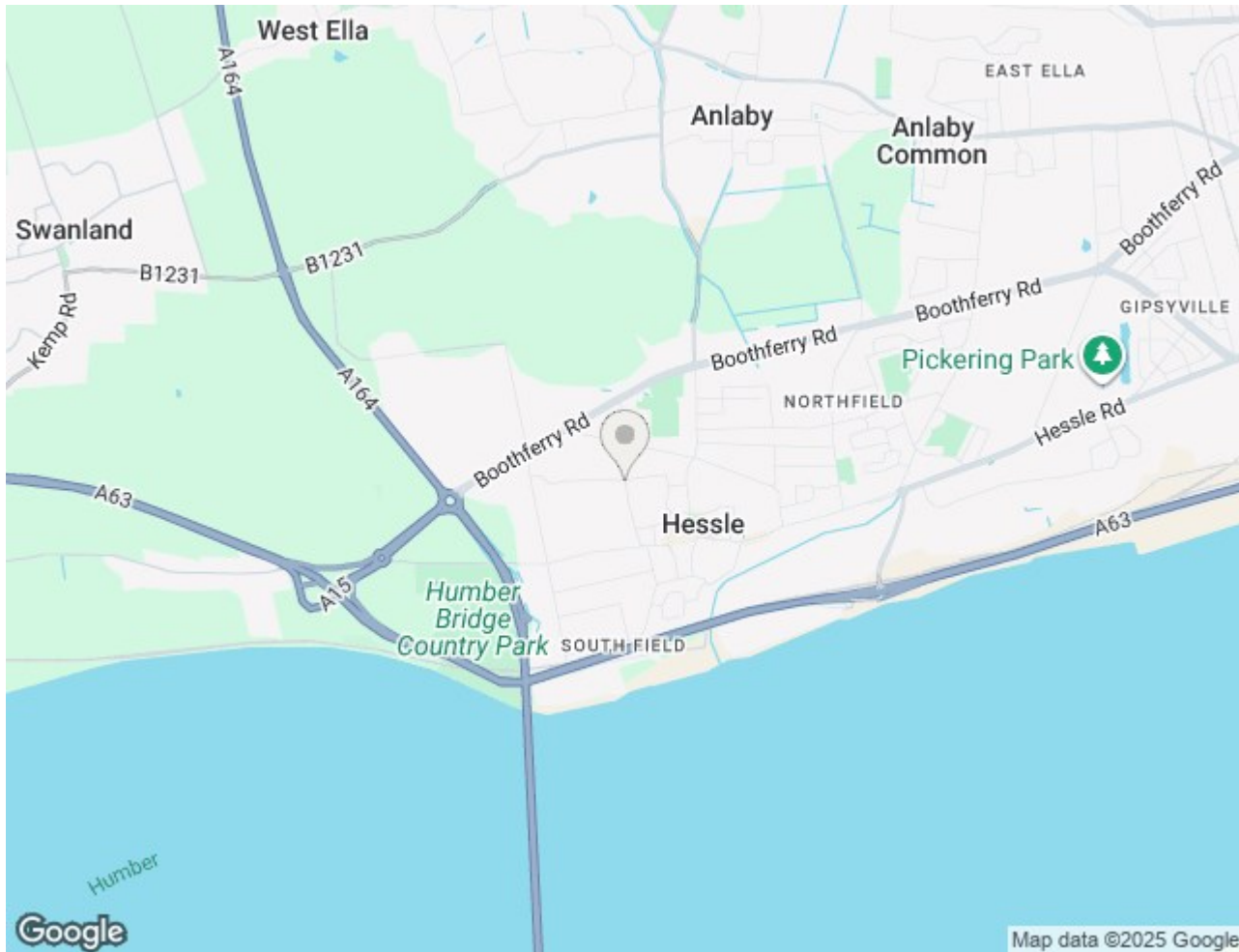
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

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.





Approximate total area⁽¹⁾
763 ft²
70.9 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.

GIRAFFE360




Approximate total area^m
714 ft²
66.3 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.

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	