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**Limb**  
MOVING HOME



*104 Tranby Lane, Anlaby, East Yorkshire, HU10 7EA*

- 📍 Extended & Spacious Semi
- 📍 Stunning Living Kitchen
- 📍 Superb Loft Conversion
- 📍 Council Tax Band = D
- 📍 Two Reception Rooms
- 📍 Multiple Parking & Garden
- 📍 No Onward Chain!
- 📍 Freehold / EPC = C

**£435,000**



## INTRODUCTION

Discover modern family living at its best in this beautifully extended semi-detached home along the much sought-after Tranby Lane, Anlaby, offered for sale with no onward chain! The property boasts a stunning open-plan living kitchen with large central island, granite worktops and bi-folding doors leading out to the rear garden - perfect for entertaining. With up to seven bedrooms (some of which could be easily adapted as a home office or other versatile space) including four doubles, a small double with en-suite and two single bedrooms, the property offers truly flexible accommodation. There are two further bathrooms, one on each of the upper floors and with a sitting room, lounge, utility, and WC, this fabulous property offers ample space for all.

Externally, a block-paved driveway provides parking for multiple vehicles, while the lawned rear garden features a patio area and two sheds.

## LOCATION

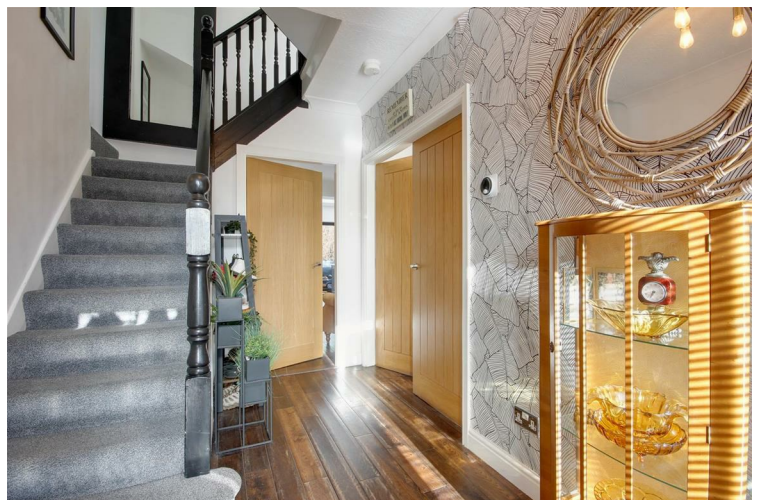
The property is located along Tranby Lane between its junction with Croft View and Woodland Drive. Tranby Lane is one of the area's most sought after locations. Anlaby and the neighbouring villages of Kirk Ella and Willerby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed public and private schooling which can be found nearby. The property is situated within the catchment area for St. Andrews Primary School and Wolfreton Secondary School. The property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALLWAY

With solid oak flooring and staircase leading up to the first floor.



## SITTING ROOM

16'1" x 10'9" approx (4.90m x 3.28m approx)  
With solid oak flooring and bay window to the front elevation.



## LOUNGE

13'1" x 12'0" approx (3.99m x 3.66m approx)  
With log burning stove and oak mantle. Solid oak flooring and bay window to the front elevation.



## LIVING KITCHEN

20'11" x 19'4" approx (6.38m x 5.89m approx)

This stunning space is situated to the rear of the property with bi-folding doors leading out to the rear garden. The kitchen has an extensive range of units with granite worktops and a large central island. There is a sink and drainer with boiling water tap, two NEFF convection ovens, two NEFF fan ovens with slide and hide doors, two larger freezers, a larger fridge, NEFF five ring gas hob with filter hood above plus a dishwasher.





## DINING AREA



## UTILITY ROOM

With fitted units, sink and drainer, plumbing for a washing machine and space for a tumble dryer. Window and external access door to rear.



## CLOAKS/W.C.

With space saver low flush W.C. and wash and basin.

## FIRST FLOOR

### LANDING

With staircase leading up to the second floor.

### BEDROOM 1

12'3" x 12'0" approx (3.73m x 3.66m approx)  
With fitted wardrobes and window to front.



### BEDROOM 2

12'3" x 11'0" approx (3.73m x 3.35m approx)  
With wardrobes and window to rear. Door to family bathroom.



## BEDROOM 3

10'10" x 7'9" approx (3.30m x 2.36m approx)  
Extending to 11'9" approx. With wardrobes and window to front.



## EN-SUITE

With walk in shower, wash hand basin and low flush W.C. Heated towel rail, inset spot lights, tiling to walls and floor, window to side.

## BEDROOM 4

10'9" x 7'10" approx (3.28m x 2.39m approx)  
With wardrobes and window to rear.





## BEDROOM 5

8'3" x 8'2" approx (2.51m x 2.49m approx)  
Window to front.



## BATHROOM

Accessed from both the landing and bedroom 2.  
With suite comprising an oval bath with freestanding tap, walk in shower, wash hand basin and low flush W.C. Heated towel rail, inset spot lights, tiling to walls and floor, window to rear.



## SECOND FLOOR

### LANDING



## BEDROOM 6

18'3" x 14'3" approx (5.56m x 4.34m approx)

With French doors opening to a 'Juliet' balcony overlooking the garden.



## BEDROOM 7

18'3" x 10'8" approx (5.56m x 3.25m approx)

With French doors opening to a 'Juliet' balcony overlooking the garden.



## VIEW FROM BEDROOM 7



## SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail, tiling to walls and floor, inset spot lights and window to rear.





## OUTSIDE

Externally, a block-paved driveway provides parking for multiple vehicles, while the lawned rear garden features a patio area and two sheds.



## 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 D. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## 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.

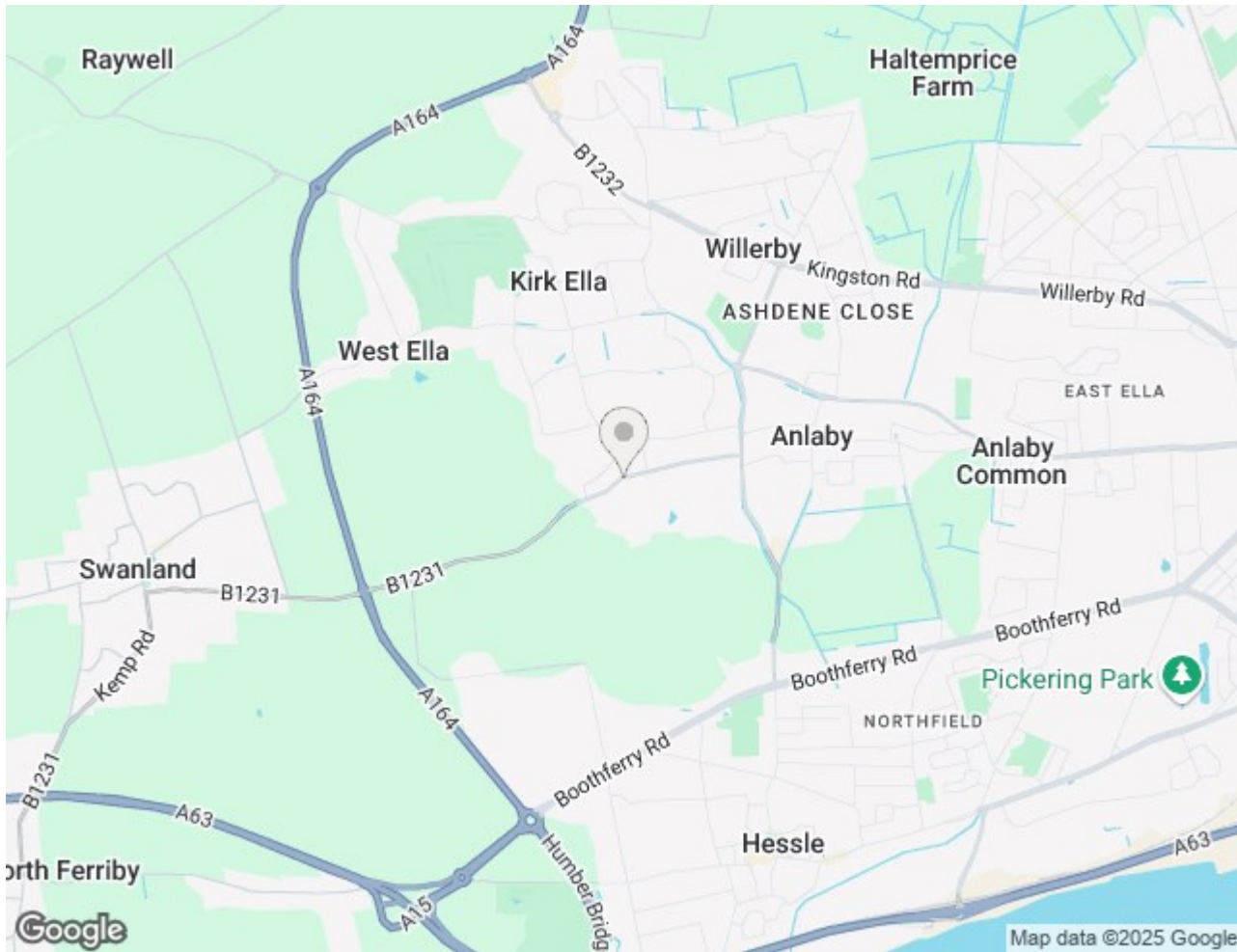
## PHOTOGRAPH DISCLAIMER

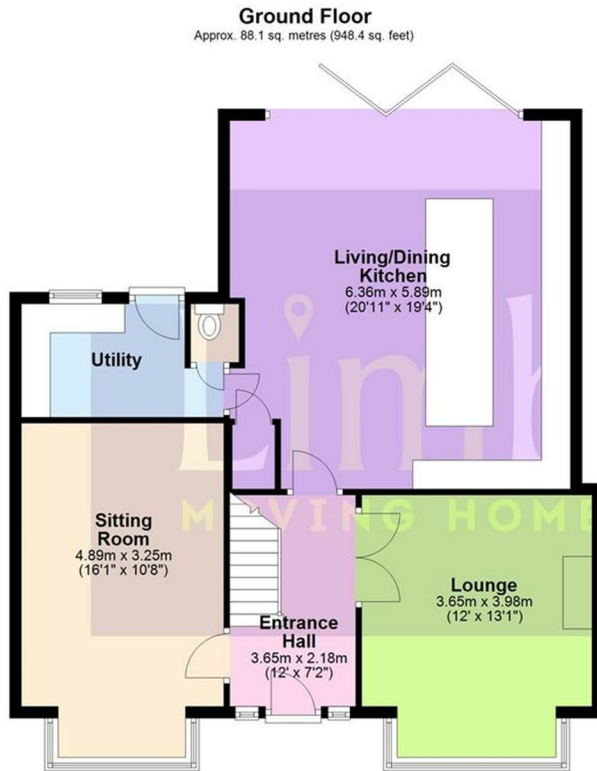
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.








Total area: approx. 208.3 sq. metres (2242.3 sq. feet)  
104 Tranby Lane, Anlaby



## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	