

# stanifords

Your Home. Your Agent



54 Tranby Avenue, Hessle, East Yorkshire, HU13 0PZ

**£350,000**

## 54 Tranby Avenue, Hesse, East Yorkshire, HU13 0PZ

A FULLY RE-MODELLED AND DOUBLE FRONTED BUNGALOW SET TO IMPRESS HAVING BEEN EXTENDED WITH ATTENTION TO DETAIL THROUGHOUT.

Boasting an enviable Hesse location on a corner plot with the benefit of contemporary appeal and offering a unique purchase opportunity for a range of applicant profiles.

The well specified interior throughout places an emphasis upon the versatile living, with a high specification internally.

The versatile and generously appointed living space comprises; Reception Hallway, Reception Lounge with the heart of the home being an open plan dayroom with bi-folding doors, maximizing the garden views and well specified kitchen. Three double bedrooms are provided to the single floor level and impressive shower room.

Attractively designed and finished in a contemporary style and set upon a large generous plot with dedicated parking to the front and gated Garage parking to the rear,

Viewing available by appointment only with no onward chain.



### **ENTRANCE HALLWAY**

15'1" x 6'8" (4.61 x 2.05)

A welcoming entrance to this immaculately appointed and fully refurbished bungalow, providing generous living space over the single floor level. Access via feature uPVC double glazed entrance door with privacy screen detailing, laminate to floor coverings and modern style vertical radiator. Provides access to reception rooms and bedroom accommodation.

### **RECEPTION LOUNGE**

11'9" x 10'9" (3.59 x 3.28)

With uPVC double glazed crescent bow window to the front outlook, of generous proportions, with mid-level TV points and contemporary style radiator.

### **DAY ROOM / KITCHEN**

17'6" x 15'2" (at longest & widest point) (5.35 x 4.63 (at longest & widest point))

Stunningly appointed and serving as the heart of this home, enjoying an abundance of natural daylight via full length bi-folding doors leading to external terrace. Laminate flooring continuing and contemporary style radiators, oak internal doors, inset spotlights to ceiling. The dedicated dining area leads open-plan through to Shaker style kitchen with contrasting work surfaces and complementary upstands over, return breakfast bar area, benefitting from Neff integrated mid-level oven, oversized Neff induction hob with contemporary style extractor over, integrated fridge and freezer, dishwasher and washing machine, inset sink & drainer with feature mixer tap.

Given the high specification and attention to detail on offer it really does need to be seen to be fully appreciated.

### **BEDROOM ONE**

10'10" x 11'2" (3.31 x 3.41)

With uPVC double glazed crescent bow window to the front outlook, fitted wardrobes and mid-level TV point and feature radiator.

### **BEDROOM TWO**

10'11" x 7'2" (3.33 x 2.19)

With uPVC double glazed window to side elevation, modern fitted radiator. Has potential to be used as a single bedroom or alternatively as a study.

### **BEDROOM THREE/SITTING ROOM**

12'9" x 8'11" (3.91 x 2.72)

Located to the rear of the property, has potential to be used as a second bedroom or alternatively as an informal reception space. With French doors leading to the external terrace with full garden outlook, laminate to floor coverings and contemporary style radiator.

### **SHOWER ROOM**

With uPVC privacy window to the side elevation, benefitting

from contemporary styling throughout, including a recessed shower tray with rainfall showerhead and alternate wall mounted attachment, shower screening, concealed cistern low flush w.c, inset basin to fluted vanity storage unit, backlit LED mirror, inset spotlights to ceiling, contemporary style radiator and porcelain tiling to full floor and wall coverings.

### **DETACHED GARAGE**

17'8" x 14'1" (5.40m x 4.30m)

### **OUTSIDE**

Tranby Avenue itself remains well positioned in a convenient Hessele location. The property benefits from a pleasant roadside frontage occupying a corner plot position, with double-fronted façade enjoying good levels of roadside appeal.

Dedicated parking for multiple vehicles to the immediate property frontage, with brick sett pathway and Laurel hedged border to the side perimeter boundary.

Secure gated access provides pedestrian access to the rear garden with dedicated wrought iron double gates leading to the rear DETACHED GARAGE Boarded fencing to perimeter boundaries, extensive laid to lawn grass section, brick sett pathway with shrub borders also.

External tap point and downlighters also.

### **AGENTS NOTE**

The property has undergone a full program of transformation and improvement that really does need to be seen to be fully acknowledged (including full electrical rewire, new heating and plumbing system with Ideal boiler). Viewing available through the sole selling agent Staniford Grays.

### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the E.R.Y.C property council tax band to be 'C'.

### **VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

### **TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

### **PROPERTY PARTICULARS-DISCLAIMER**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



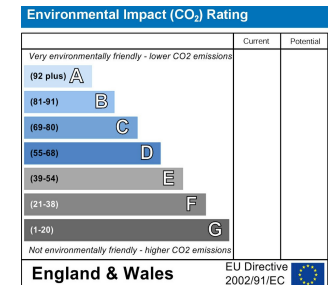
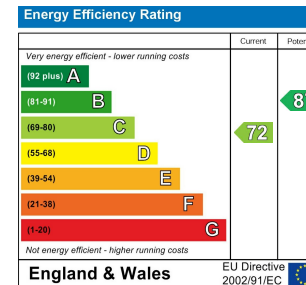


### Floor Plan

Approx. 78.1 sq. metres (841.0 sq. feet)



Total area: approx. 78.1 sq. metres (841.0 sq. feet)



#### BEVERLEY OFFICE

3 Sow Hill Road, Beverley, East Yorkshire, HU17 8BG  
 T (01482) 866304 | E bevsales@stanifords.com  
 www.stanifords.com

#### SWANLAND OFFICE

2 West End, Swanland, East Yorkshire, HU14 3PE  
 T (01482) 631133 | E swansales@stanifords.com  
 www.stanifords.com