



7 Tranby Ride, Anlaby, Hull, HU10 7ED

Offers Over £350,000



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- DECEPTIVELY SPACIOUS
- LARGE DRIVEWAY AND GARAGE
- PRIVATE GARDENS
- 4 DOUBLE BEDROOMS
- 2 BATHROOMS
- FULLY RE-MODELLED INTERNALLY
- GENEROUS PLOT SIZE
- DISCREET SETTING
- NO ONWARD CHAIN

FULLY RE-MODELLED INTERIOR AND DECEPTIVELY SPACIOUS.

Offering excellent room proportions with modern styling throughout following a recent programme of improvement. This family home offers excellent room sizes and natural daylight including a most impressive Lounge/Dayroom and open plan Dining Kitchen.

Externally being situated in a peaceful setting and a generous plot size with excellent privacy to the boundaries.

The well appointed living accommodation comprises; Reception Hallway, Dual aspect Lounge and Dayroom leading to an open plan Dining/Kitchen, Utility Room and Cloakroom W.C.

To the first floor level a landing leads to a Master bedroom with En-suite Provision and three further Bedrooms and House Bathroom, all with modern flourishes.

The gardens offer complete privacy with the benefit of a double driveway and Garage to the frontage.

Only an internal inspection will truly acknowledge the size and quality of living space on offer.



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GROUND FLOOR

ENTRANCE HALLWAY 17'11" x 6'2" (5.47 x 1.88)
A welcoming entrance to this deceptively spacious family home, accessed via composite style entrance door with hardwood staircase to first floor level, inset spotlights to ceiling, LVT flooring throughout, internal doors with modern glazed inserts and modern door furniture, opening to inner hallway and access to cloakroom/w.c and integral garage access also.

CLOAKROOM / W.C 4'6" x 4'2" (1.38 x 1.28)
Immaculately appointed with concealed cistern low flush w.c, inset basin to vanity unit with granite surface, contemporary anthracite heated towel rail, uPVC privacy window to side.

RECEPTION LOUNGE / DAY ROOM 24'7" x 12'10" (7.51 x 3.93)
Of excellent proportions with an abundance of natural daylight provided via open outlook to the frontage via uPVC double glazed window and expansive views to the rear garden. Suitably sized to accommodate furniture suite and dining table, with door leading through to...

BREAKFAST KITCHEN 15'5" x 11'11" (4.71 x 3.64)
Boasting contemporary styling throughout with a range of fitted wall and base units with granite worksurfaces over, integrated appliances include Smeg induction hob with extractor canopy over, mid-level Siemens oven, integrated fridge freezer, Siemens dishwasher, generous storage cupboard space, inset sink and drainer to granite worksurface. Full garden views with French doors providing patio access, uPVC double glazed window, space for dining table and access through to...

UTILITY ROOM 7'1" x 9'7" (2.18 x 2.94)
With wall mounted Belfast sink set into granite drainer, with wall mounted tap points, further storage and roll-edged worksurface, plumbing for washing machine and cupboard housing combination boiler, uPVC double glazed window to side and personnel door to side also.

FIRST FLOOR

LANDING
A central landing provides access to four bedrooms, deep storage cupboard and loft access point.

BEDROOM ONE 13'3" x 12'11" (4.04 x 3.95)
With uPVC double glazed window to the front facing elevation, generously sized to accommodate freestanding bedroom furniture, with double doors leading through to...

EN SUITE SHOWER ROOM 11'0" x 5'3" (3.37 x 1.61)
Immaculately appointed with double shower tray with rainfall showerhead and additional showerhead also, inset basin to vanity unit, concealed cistern low flush w.c, porcelain tiling to splashbacks, uPVC window to front, inset spotlights to ceiling and anthracite heated towel rail.

BEDROOM TWO 11'10" x 8'9" (3.63 x 2.67)
With uPVC double glazed window to the rear garden outlook and of an excellent size.

BEDROOM THREE 11'5" x 9'9" (3.48 x 2.99)
With uPVC double glazed window to the rear and of an excellent size.



BEDROOM FOUR

11'5" x 9'9" (3.48 x 2.99)

Again, boasting double bedroom proportions with uPVC double glazed window to rear.

HOUSE BATHROOM

10'10" x 6'11" (3.31 x 2.13)

With panelled bath with electric shower and wall console, shower screen, concealed cistern low flush w.c, inset basin to vanity unit, feature porcelain tiling to splashback area, anthracite grey heated towel rail and inset spotlights to ceiling.

OUTSIDE

Tranby Ride remains conveniently positioned within a popular location in Anlaby, being situated off Tranby Lane itself. Offering an offset road position, with double width driveway, laid to lawn grass and established planting and shrubbery to boundary perimeters.

Two single up&over access doors provide access to an integral garage (4.74m x 5.71m- at longest and widest point).

An expansive South facing garden to the rear, with extended patio terrace, laid to lawn grass section, pathway leading to the rear boundary, being established and enclosed throughout, offering good levels of privacy and seclusion.

AGENTS NOTE

The property has undergone a complete remodel and transformation internally, boasting a generous plot size and deceptively spacious internal area, with 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 current E.R.Y.C council tax band is 'E'.

TENURE

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

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

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

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

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.

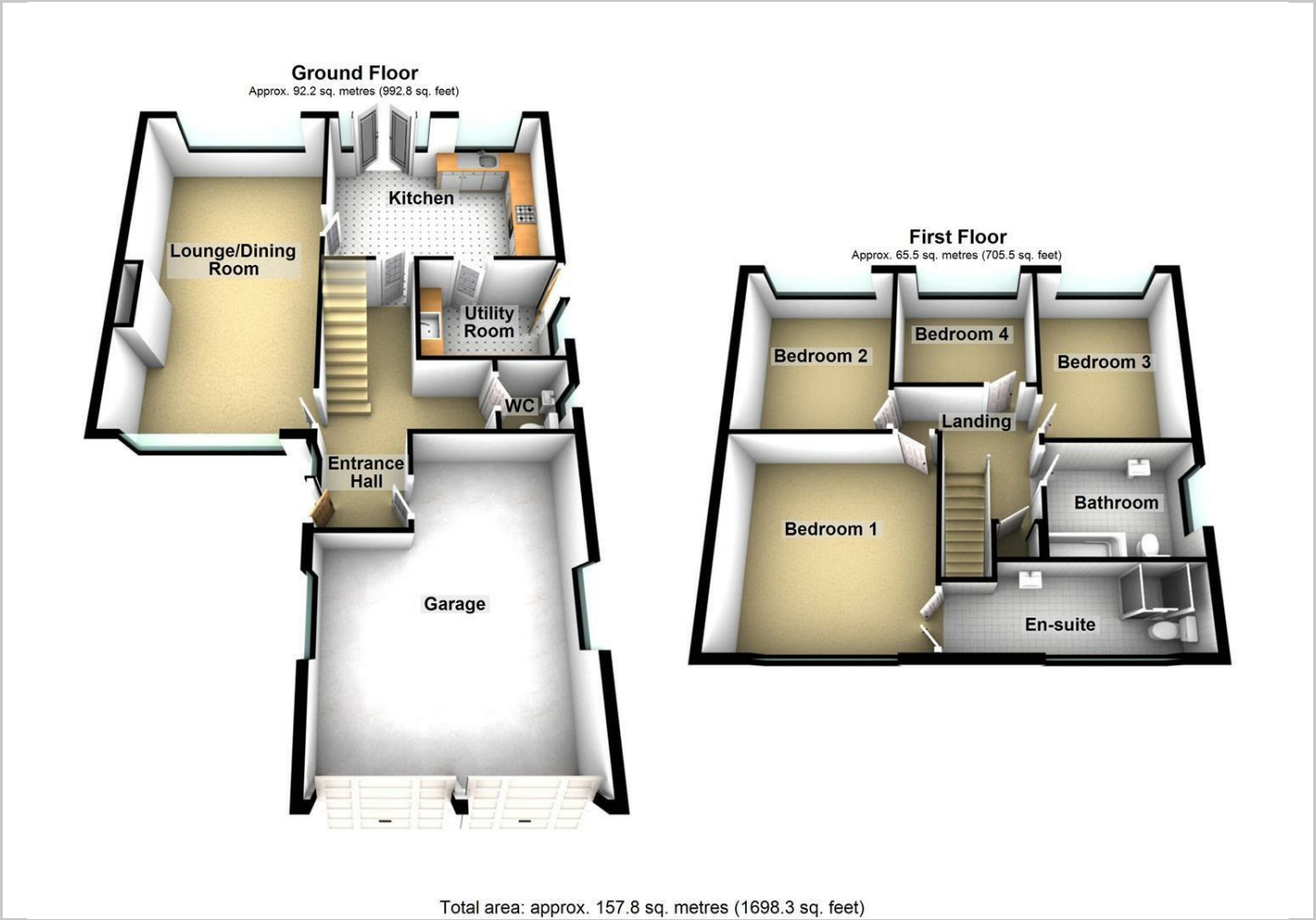
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

FEES

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



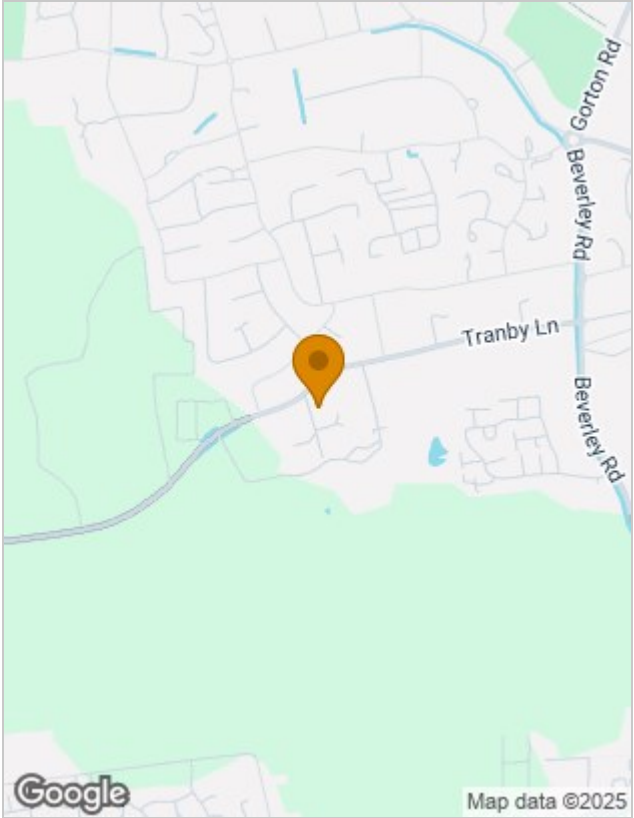
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

