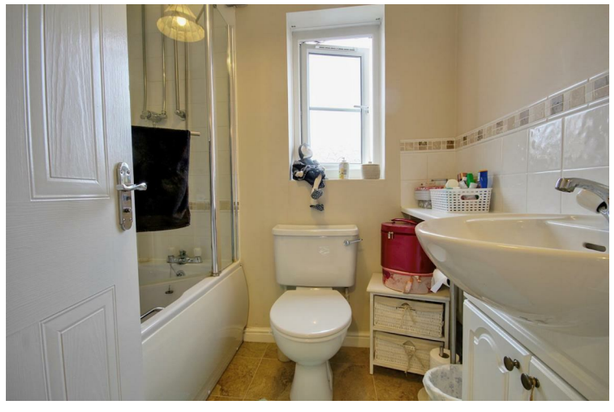

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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Tel: 01482 651155 | Email: willerby@qandc.net
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20 Tranby Park Meadows, Hessle HU13 0TF

Offers Over £265,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Superb location
- No chain
- Detached family house
- Beautifully presented throughout
- Two receptions plus conservatory
- Contemporary kitchen and utility
- Three good sized bedrooms
- Two bathrooms
- Superb garden, garage and driveway
- EPC - E

Located within this highly desirable residential area and brought to the market with the added benefit of having no chain, we present this stunning detached modern family home. Beautifully presented throughout and enjoying uPVC double glazing and gas central heating, the accommodation has entrance hallway, lounge with modern fireplace, dining room opening into the conservatory enjoying splendid views over the rear garden, contemporary fitted kitchen with built-in appliances, utility room and downstairs cloakroom. To the first floor the landing leads to three good sized bedrooms, the principal bedroom having an en-suite shower room, and modern house bathroom. The gardens are beautifully presented and provide great outdoor space, with the added benefit of a summerhouse. There is a private driveway providing off-street parking for several vehicles and leading to an integral garage. This property truly deserves an internal viewing to fully appreciate the wealth of accommodation on offer.

LOCATION

Tranby Park Meadows is located off Tranby Lane and lies within ease of reach of the ring road connecting to the A63/M62, the Humber Bridge and is located approximately 1 1/2 miles from the village centre of Hessle. Hessle offers a range of local facilities including excellent local shops, schooling and leisure amenities, with good access to Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway having staircase to the first floor accommodation, a door leads into the lounge. Wood flooring.

LOUNGE

13'5 x 10'2 (4.09m x 3.10m)
uPVC double glazed window to the front elevation, attractive wood flooring, TV aerial point, access to the understairs storage cupboard. Contemporary limestone fireplace housing an electric flame effect fire. Opening to the dining room.

DINING ROOM

9'5 x 7'9 (2.87m x 2.36m)
French doors opening into the conservatory and attractive wood flooring.

CONSERVATORY

13'7 x 8' (4.14m x 2.44m)
Being of a uPVC and brick construction with French doors opening onto the decking and providing great views over the rear garden.

KITCHEN

9'5 max x 9'1 max (2.87m max x 2.77m max)
uPVC double glazed window to the rear elevation. An extensive range of contemporary white base and wall cupboards with granite worksurfaces and splashbacks, gas hob with modern extractor over and electric oven. Integrated dishwasher and fridge freezer. Attractive flooring and door leading into the utility room.

UTILITY ROOM

Matching units to the kitchen with granite worksurfaces, space and plumbing for washing machine and gas central heating boiler.

DOWNSTAIRS WC

uPVC double glazed window to the rear elevation, modern two piece suite in white enjoys low level WC and pedestal wash hand basin.

FIRST FLOOR

LANDING

Access to loft and linen cupboard.

BEDROOM 1

12'11 max x 8'11 max (3.94m max x 2.72m max)
uPVC double glazed window to the rear elevation, modern fitted wardrobes to two walls providing hanging and storage facilities, door into en-suite.

EN-SUITE

uPVC double glazed window to the front elevation, modern three piece suite in white enjoys independent shower cubicle, wash hand basin set in vanity unit and low level WC, attractive flooring to complement.

BEDROOM 2

13'7 max x 9'4 (4.14m max x 2.84m)
(13'7 decreasing to 10'5 x 9'4) Two uPVC double glazed windows to the front elevation, fitted storage cupboard.

BEDROOM 3

9'9 x 6'8 (2.97m x 2.03m)
uPVC double glazed window to the rear elevation.

BATHROOM

9'8 x 7'5 max (2.95m x 2.26m max)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys panelled bath with mixer shower over, vanity unit housing the wash hand basin, and low level WC.

OUTSIDE

To the front of the property is an extensive block sett driveway providing parking for two vehicles, and leading to the integral garage which has up & over door, power and light. A gated side entrance leads down into the rear garden.

The rear garden is well presented and maintained and provides great outside family space. Featuring an extensive decking area with integral lighting, timber summerhouse, further patio area and leading to a meticulously lawned garden with stocked borders providing a kaleidoscope of colour and texture.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

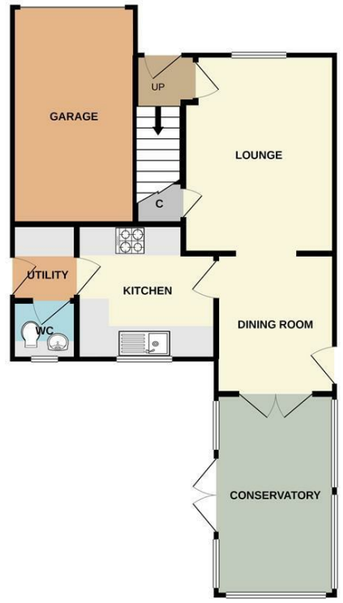
FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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