Whitakers
Estate Agents









98 Tranby Lane, Hull, HU10 7EA

£330,000

Whitakers Estate Agents are pleased to introduce this traditional semi-detached property, which has been significantly extended and enhanced to create a spacious and versatile family home, ideally suited to modern family living and the growing family seeking to reside on the sought-after Tranby Lane within the village of Anlaby.

Externally to the front aspect, there is a lawned garden enclosed by mature boundary hedging, providing a high degree of privacy. A side driveway accommodates off-street parking for multiple vehicles and extends alongside the property to the attached garage.

Upon entry, the resident is welcomed by an inviting entrance hall incorporating useful fitted storage and a cloakroom. The ground floor further comprises an open-plan lounge/dining room, a separate sitting room with an adjoining utility room, and a fitted kitchen extension.

A fixed staircase rises to the first-floor landing, which benefits from useful built-in storage and provides access to the loft hatch. The first floor boasts three double bedrooms, all of which are served by a bathroom furnished with a two-piece suite, together with a separate W.C.

French doors from the kitchen open onto a timber-decked seating area, with steps descending to the enclosed rear garden. Designed for ease of maintenance, the garden is laid with artificial lawn and is further enhanced by an additional timber-decked seating area and raised planting beds.

The accommodation comprises

Front external



Externally to the front aspect, there is a lawned garden enclosed by mature boundary hedging, providing a high degree of privacy. A side driveway accommodates off-street parking for multiple vehicles and extends alongside the property to the attached garage.

Ground floor

Hall



Composite double glazed door, UPVC double glazed window, central heating radiator, fitted storage, and wooden flooring. Leading to :

Cloakroom

UPVC double glazed window, central heating radiator, and partly tiled walls and tiled flooring. Furnished with a two-piece suite comprising wash basin with mixer tap, and low flush W.C.

Open plan lounge / dining room 25'4" x 15'1" (7.74 x 4.60)



Lounge



UPVC double glazed window, central heating radiator, fireplace with marbled inset / hearth and surround, and carpeted flooring.

Dining room





UPVC double glazed window, central heating radiator, and carpeted flooring.

Sitting room 12'11" x 12'11" (3.96 x 3.95)



UPVC double glazed window, central heating radiator, and wooden flooring.

Utility room 5'5" x 8'2" (1.67 x 2.51)
UPVC double glazed window, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, and plumbing for a washer and dryer.

Kitchen 15'10" x 11'6" (4.85 x 3.52)



UPVC double glazed French doors with side windows, UPVC double glazed window, central heating radiator, and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : oven with hob/ grill, microwave, fridge-freezer, and dishwasher.

First floor

Landing
With access to the loft hatch, UPVC double glazed window, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 11'11" x 11'3" (3.64 x 3.43)



UPVC double glazed window, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom two 3.64 x 3.65



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 12'0" x 10'6" maximum (3.67 x 3.21 maximum)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom
UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a two-piece suite comprising bath with mixer tap and shower, and vanity sink with mixer tap.

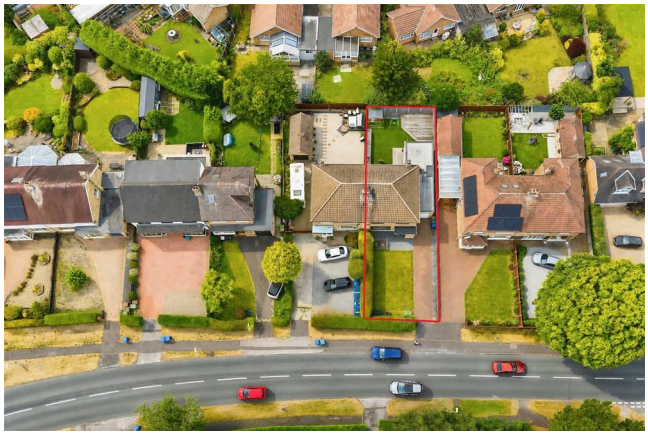
Cloakroom
UPVC double glazed window, and vinyl flooring. Furnished with a low flush W.C.

Rear external



French doors from the kitchen open onto a timber-decked seating area, with steps descending to the enclosed rear garden. Designed for ease of maintenance, the garden is laid with artificial lawn and is further enhanced by an additional timber-decked seating area and raised planting beds.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - ANL249098000
Council Tax band - E

EPC rating

EPC rating - TBC

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 8 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

Whitakers Estate Agent Declaration

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

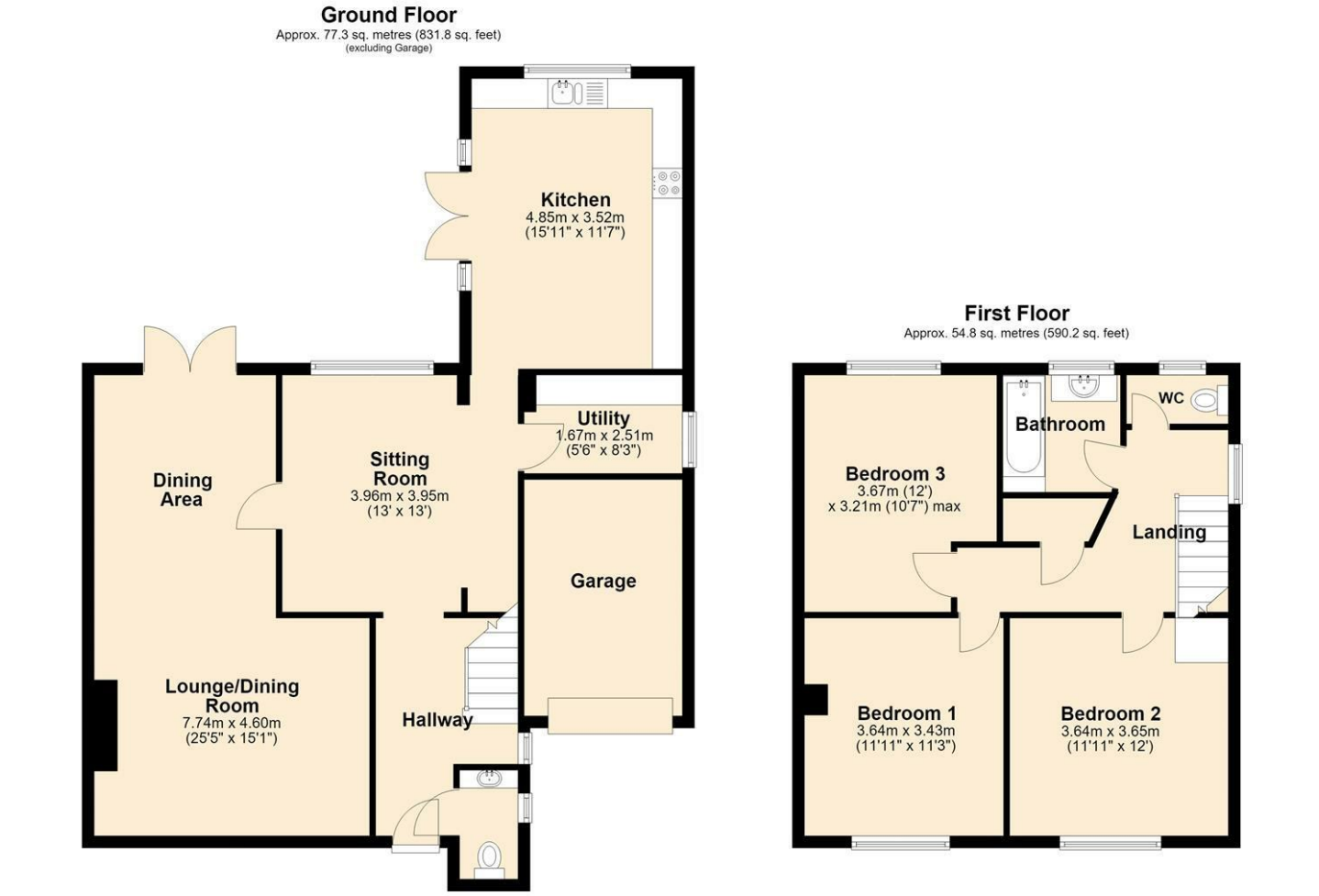
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves

and for the vendors or lessors of this property whose agents they are, give notice that 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. All descriptions, measurements, 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 and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

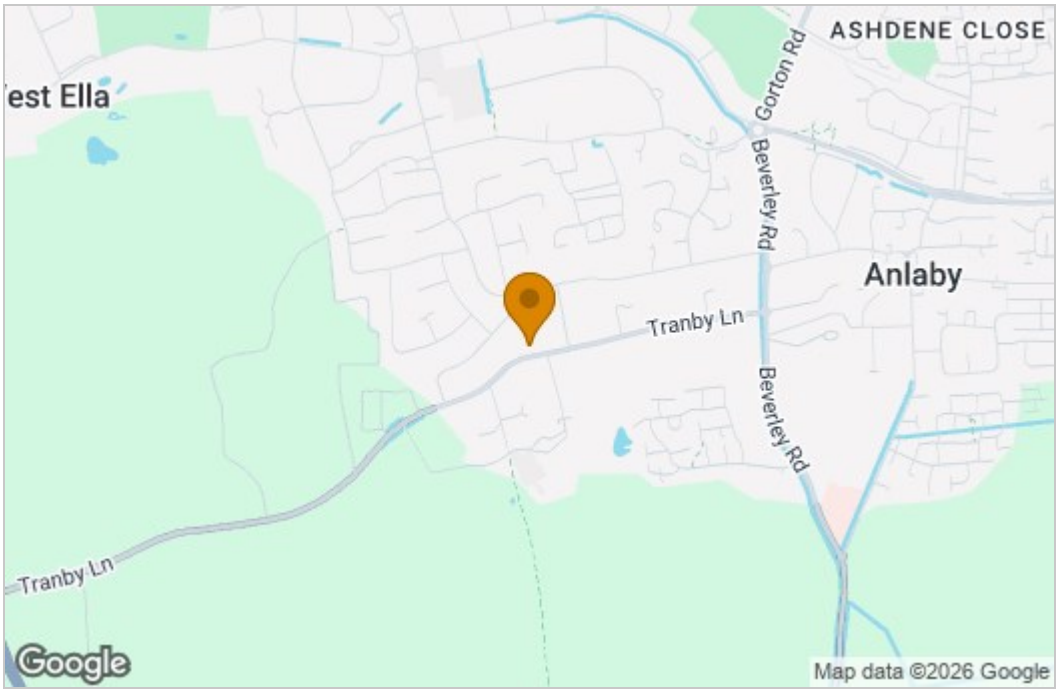
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

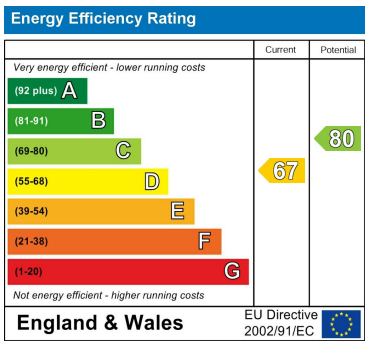


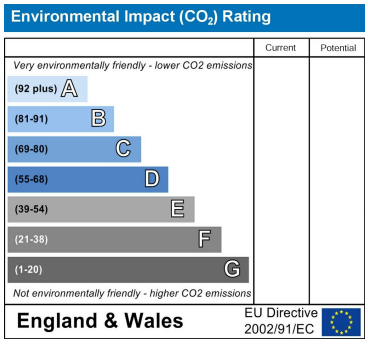
Total area: approx. 132.1 sq. metres (1422.0 sq. feet)

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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