



Tranby Park Meadows, Hesse, HU13 0TF  
£235,000

Philip  
**Bannister**  
Estate & Letting Agents

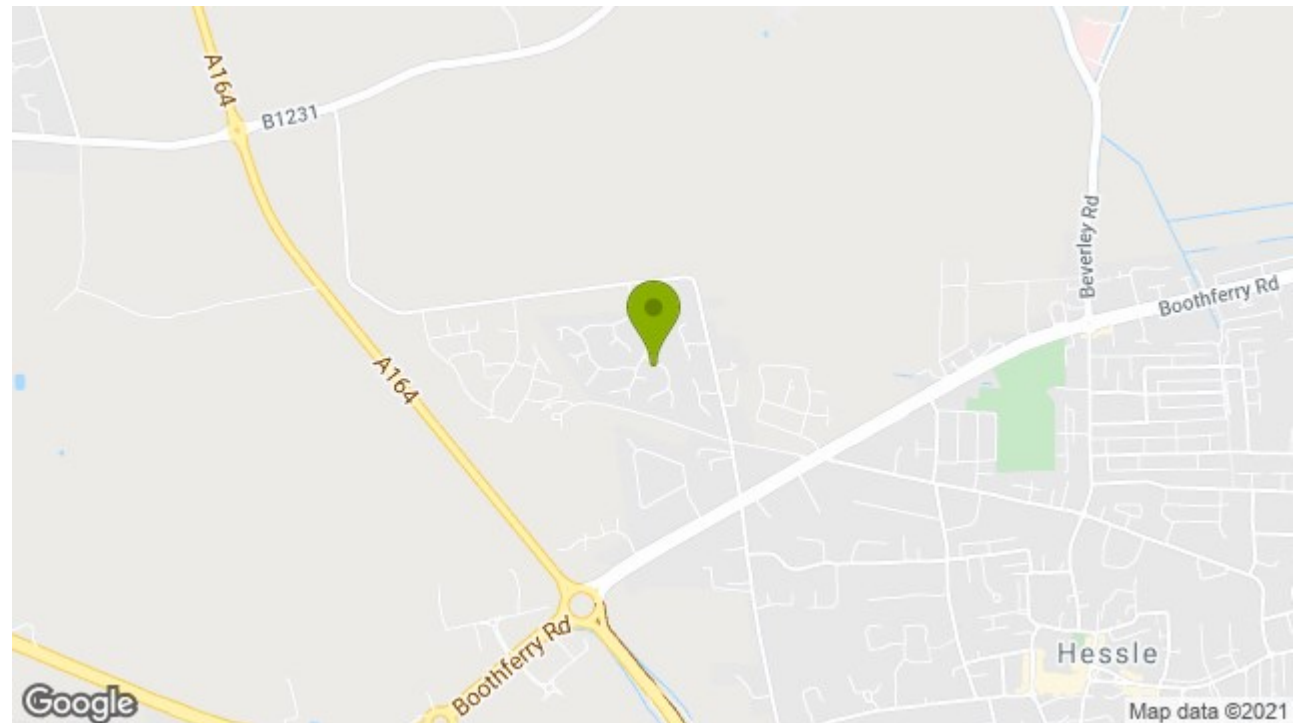
# Tranby Park Meadows, Hessle, HU13 0TF

A delightful 3 bedroom detached property on the ever popular 'Tranby Park' development. This property is immaculately presented throughout and benefits from a South Facing rear garden, Drive and Garage, contemporary kitchen and through living room/dining area. Early viewing is essential to avoid disappointment.

## Key Features

- SOUGHT AFTER DEVELOPMENT
- DETACHED HOME
- EXTREMELY WELL PRESENTED
- DRIVE + GARAGE
- EPC = D
- BEAUTIFUL KITCHEN
- UTILITY ROOM
- SOUTH FACING GARDEN

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>	67	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## HESSLE

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

## ENTRANCE HALL

Providing access to the living room and the first floor accommodation via the staircase

## LIVING ROOM

13 x 9'10 (3.96m x 3.00m)

A generous living space with window to the front elevation and a storage cupboard.

## DINING AREA

9 x 7'3 (2.74m x 2.21m)

A further living space currently used as a dining area with French doors leading to the rear garden.

## KITCHEN

9 x 8'7 (2.74m x 2.62m )

Contemporary fully fitted kitchen with a comprehensive range of cream gloss wall and base units with contrasting granite worktops and a tiled splashback. Integrated appliances include, Dishwasher, Electric Oven, Gas Hob, Fridge/Freezer and an extractor fan. Also benefitting from a window to the rear elevation and access to the utility room.

## UTILITY ROOM

4'9 x 4'6 (1.45m x 1.37m )

With cream gloss wall units contrasting granite work surfaces, plumbing for an Automatic Washing

Machine and providing access to the Cloakroom and the external of the property via a side door.

## WC

4'6 x 3'4 (1.37m x 1.02m)

With low flush WC and pedestal sink unit. Window to rear elevation.

## FIRST FLOOR ACCOMMODATION;

### BEDROOM 1

12' 5 x 8'6 (3.66m 1.52m x 2.59m)

A bedroom of double proportions with a window to the rear elevation and access to the en-suite.

### EN-SUITE/DRESSING ROOM

8'6 x 7'8 (2.59m x 2.34m )

With scope to create a more functional en-suite facility. Currently used as a dressing area, with window to the front elevation.

### BEDROOM 2

13'1 max x 8'9 + wards (3.99m max x 2.67m + wards)

A further bedroom of double proportions with a window to the front elevation.

### BEDROOM 3

9 x 7'4 (2.74m x 2.24m)

A bedroom of single proportions, with a window to the rear elevation.

### BATHROOM

6'1 x 5'2 (1.85m x 1.57m )

With a three piece suite comprising of a panelled bath with overhead shower, low flush WC and a pedestal sink unit, also benefitting from a window to the rear elevation.

## EXTERNAL

## FRONT

With driveway leading to the garage, pleasant front lawn herbaceous borders.

## REAR

## GARAGE

With up & over door, light & power supply.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of sealed unit double glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit



Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENTS NOTES

Philip Bannister & Co.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 Philip Bannister & Co.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.

### AGENTS NOTES (continued)

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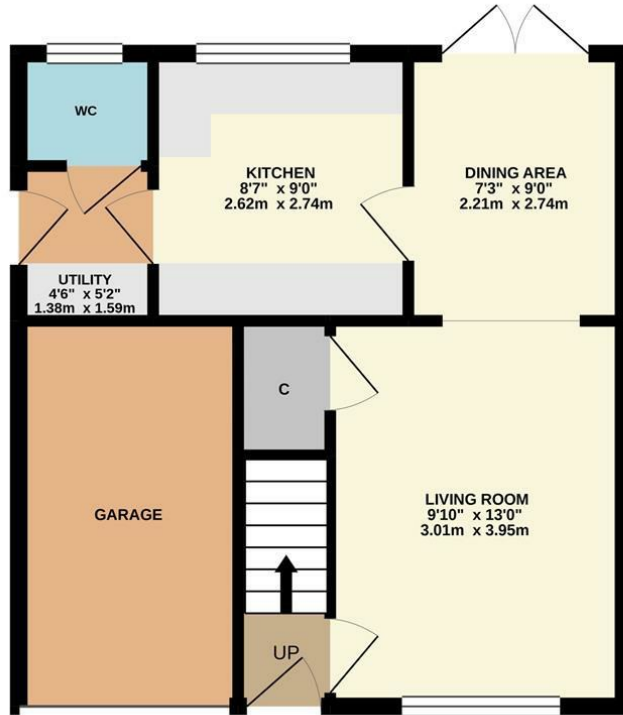
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate

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. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

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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