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Matthew  
**Limb**  
MOVING HOME



*12 Tranby Park Meadows, Hessle, East Yorkshire, HU13 0TF*

- Immaculate Detached
- Contemporarily Presented
- Superb Open Plan Kitchen
- Stylish Lounge
- Four Bedrooms
- En-Suite & Bathroom
- West Facing Garden
- EPC = C

**£285,000**

## INTRODUCTION

Ideal for family occupation, early viewing is strongly recommended of this immaculately presented modern detached home which has been the subject to a comprehensive programme of refurbishment and remodelling by the current owners in recent years. Forming part of this desirable residential development of detached properties, this well planned family home has been tastefully appointed and fitted to a high standard. The family accommodation boasts gas central heating, uPVC double glazing, an array of inset downlighters, flat screen TV wall connection points, fitted wardrobes to the three largest bedrooms, oak finish interior doors and bi-fold doors to the rear elevation. Arranged over two storeys, the stylishly presented accommodation briefly comprises an entrance hallway with cloaks/wc, a useful utility room and a formal lounge with bay window. A particular feature of the ground floor accommodation is the impressive open-plan living kitchen which incorporates contemporary fitted units with built-in appliances, a dining area and a day area with bi-fold doors leading to the outside decked area. At first floor level, there are four good sized bedrooms, the master bedroom having a stylish ensuite shower room and there is a separate family bathroom. Good parking is available to the front plus a store to the front of the original garage with lawned gardens extending to both front and rear elevations.

## LOCATION

Tranby Park Meadows forms part of the modern and much sought after development of Tranby Park which is well placed for the surrounding amenities and shopping facilities that Hessle has to offer. Tranby Park is situated off Jenny Brough Lane and is therefore conveniently placed for Hessle's excellent range of shops, schools and amenities, many of which are located on The Weir and in Hessle Square. There is a railway station at Hessle and the property is conveniently placed for access to the Humber Bridge, the market town of Beverley, Hull city centre and the A63/M62 to the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With stairs to first floor level, coving and laminate flooring.

### CLOAKS/W.C

With suite comprising fitted cabinet with inset wash hand basin and low flush WC, coving, laminate flooring and uPVC double glazed window.

### LOUNGE

14'7" x 12'4" approx (4.45m x 3.76m approx)

With connection for wall-mounted flat screen TV and uPVC double glazed bay window to the front elevation.





### ALTERNATIVE VIEW



### OPEN PLAN LIVING KITCHEN

24'7" x 13'5" approx (7.49m x 4.09m approx)  
Narrowing to 11'3" approx.

With an extensive range of contemporary fitted floor and wall units with granite working surfaces and upstands, Franke inset sink unit with mixer tap, a range of built-in appliances comprising Neff single electric fan oven/grill and microwave combination oven, AEG five-ring gas hob with glass/stainless steel extractor canopy over, integrated dishwasher, space for American-style fridge/freezer, wine rack, concealed feature lighting, inlaid spotlights, coving, Karndean flooring and uPVC double glazed windows. Access to an under stairs storage cupboard.



### LIVING AREA



### DAY AREA

With connection for wall-mounted flat screen TV, coving, Karndean flooring and bi-fold doors with remote-controlled electronic inset blinds.

## UTILITY ROOM

With fitted units with laminate working surfaces, plumbing for automatic washing machine, space for tumble dryer, cupboard housing gas-fired boiler, extractor fan, laminate flooring and uPVC double glazed window.

## FIRST FLOOR

### MASTER BEDROOM

13'6" x 12'1" approx (4.11m x 3.68m approx)  
Measurements plus wardrobes, narrowing to 8'6".

With a range of fitted wardrobes to one wall with sliding doors, T.V point, recessed spotlighting, illuminated display niches, coving and uPVC double glazed windows to the rear elevation.



### ALTERNATIVE VIEW



### EN-SUITE SHOWER ROOM

With a contemporary suite comprising fitted cabinet housing inset wash hand basin, low flush WC and tiled shower enclosure with power shower, some tiling to walls, extractor fan, inlaid spotlights, cushion flooring and uPVC double glazed window.



### BEDROOM 2

14'8" x 8'1" approx (4.47m x 2.46m approx)

With fitted wardrobes, TV point, inlaid spotlights, coving and uPVC double glazed windows to the front and side elevations.



### BEDROOM 3

9'1" x 9'1" approx (2.77m x 2.77m approx)

With built-in wardrobe, inlaid spotlights, coving and uPVC double glazed window to the front elevation.





### *BEDROOM 4*

11'7" x 8'1" approx (3.53m x 2.46m approx)  
Narrowing to 4'10".

An L-shaped room, with coving and uPVC double glazed window to rear elevation.



### *FAMILY BATHROOM*

With a contemporary suite comprising P-shaped bath with remote control power shower over, shower screen, fitted cabinet with inset wash hand basin and mirror, low flush WC, some tiling, shaver socket, inlaid spotlights, heated towel rail, cushion flooring and uPVC double glazed window.



### *OUTSIDE*

There is a lawned garden area to the front of the property with a block paved driveway providing off-street parking for two vehicles. There is an integral garage store. There is a decked entertaining area directly adjoining the rear of the property with lawned westerly facing garden beyond with established shrubs and fenced boundaries. There is also a paved area with shed to the side of the property offering useful storage.



## REAR VIEW OF THE PROPERTY



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D . We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

## STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

£0 - £125,000 0%  
 £125,001 - £250,000 2%  
 £250,001 - £925,000 5%  
 £925,001 - £1,500,000 10%  
 £1,500,001 and over 12%

Should you have any queries please contact our office for clarification.

## VIEWING APPOINTMENT

TIME .....DAY/DATE .....

SELLERS NAME(S) .....








TOTAL AREA: APPROX. 123.5 SQ. METRES (1328.9 SQ. FEET)  
**12 TRANBY PARK MEADOWS, HESSLE**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	