

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



28 Davenport Avenue, Hessle, East Yorkshire, HU13 0RP

- 📍 Great Potential
- 📍 Semi Detached House
- 📍 Substantial Proportions
- 📍 Council Tax Band = E
- 📍 Beautiful Rear Garden
- 📍 Desirable Location
- 📍 No Chain Involved
- 📍 Freehold/EPC = D

£371,950

INTRODUCTION

This traditional bay fronted semi detached house stands in a highly desirable location and provides great potential for refurbishment and possible extension. Viewing is a must to appreciate the appeal of this home which has generously proportioned rooms, much character and a beautiful garden to the rear. Parking is available upon the block set front garden area and to the bottom of the garden lies a single garage accessible from a "tenfoot". The accommodation is depicted on the attached floorplan and briefly comprises a spacious hallway, two reception rooms, extended kitchen and downstairs W.C.. Upon the first floor are three good sized bedrooms, shower room and separate W.C.. The accommodation has the benefit of gas fired central heating to radiators and double glazing. Viewing is strongly recommended.

LOCATION

The property is situated along Davenport Avenue, a highly desirable street scene within the Southfield conservation area. Hessle is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty salons, takeaway, delicatessen, banks and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hessle All Saints Church of England and Hessle Penshurst. Secondary schooling is at Hessle High School. Hessle also has its own mainline railway station which links to Hull, Doncaster, Leeds, Sheffield, Manchester, Brough and London Kings Cross. Convenient access can be gained to the iconic Humber Bridge and the A63 leading into Hull city centre to the east and the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

13'7" x 8'9" approx (4.14m x 2.67m approx)

With stairs to first floor off and cupboard beneath.



LOUNGE

13'8" x 16'4" approx (4.17m x 4.98m approx)

Into deep bay window to front elevation. There is a feature fire surround with marble hearth and backplate housing a "living flame" gas fire.



DINING ROOM

13'8" x 16'2" approx (4.17m x 4.93m approx)

Into deep bay window to rear with double doors opening out to the garden. The chimney breast has a feature fire surround with tiled hearth and backplate housing a "living flame" gas fire.



EXTENDED DINING KITCHEN

25'0" x 10'5" approx (7.62m x 3.18m approx)

Measurements reducing to 7'7" approx.

This extended kitchen lies to the rear of the house and has a selection of fitted units and work surfaces. There is a hob with extractor hood above, one and a half sink and drainer and plumbing for automatic washing machine. Patio doors open out to the rear garden.



SIDE LOBBY

With external access door.

W.C.

With low level W.C. and wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 1

11'9" x 16'10" approx (3.58m x 5.13m approx)

Into bay window to front elevation. Wardrobes run to one wall.



BEDROOM 2

13'3" x 16'7" approx (4.04m x 5.05m approx)

Into deep bay window to rear elevation, fitted wardrobes and drawers.



BEDROOM 3

10'5" x 8'9" approx (3.18m x 2.67m approx)

Wardrobe and drawers, window to front elevation.



SHOWER ROOM

With "walk in" shower area and wash hand basin. Tiling to walls and heated towel rail.



W.C.

With low level W.C..

OUTSIDE

A block set front garden provides plenty of off street parking. A path leads down the side of the property. To the rear lies a beautiful garden which has been lovingly cultivated over the years. There is a lawn with attractive borders and planting with a further area beyond, ideal for "growing your own" or further cultivation. At the bottom of the garden lies a garage which is accessed via a tenfoot. There is also a greenhouse and a shed.



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

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

AGENTS NOTE

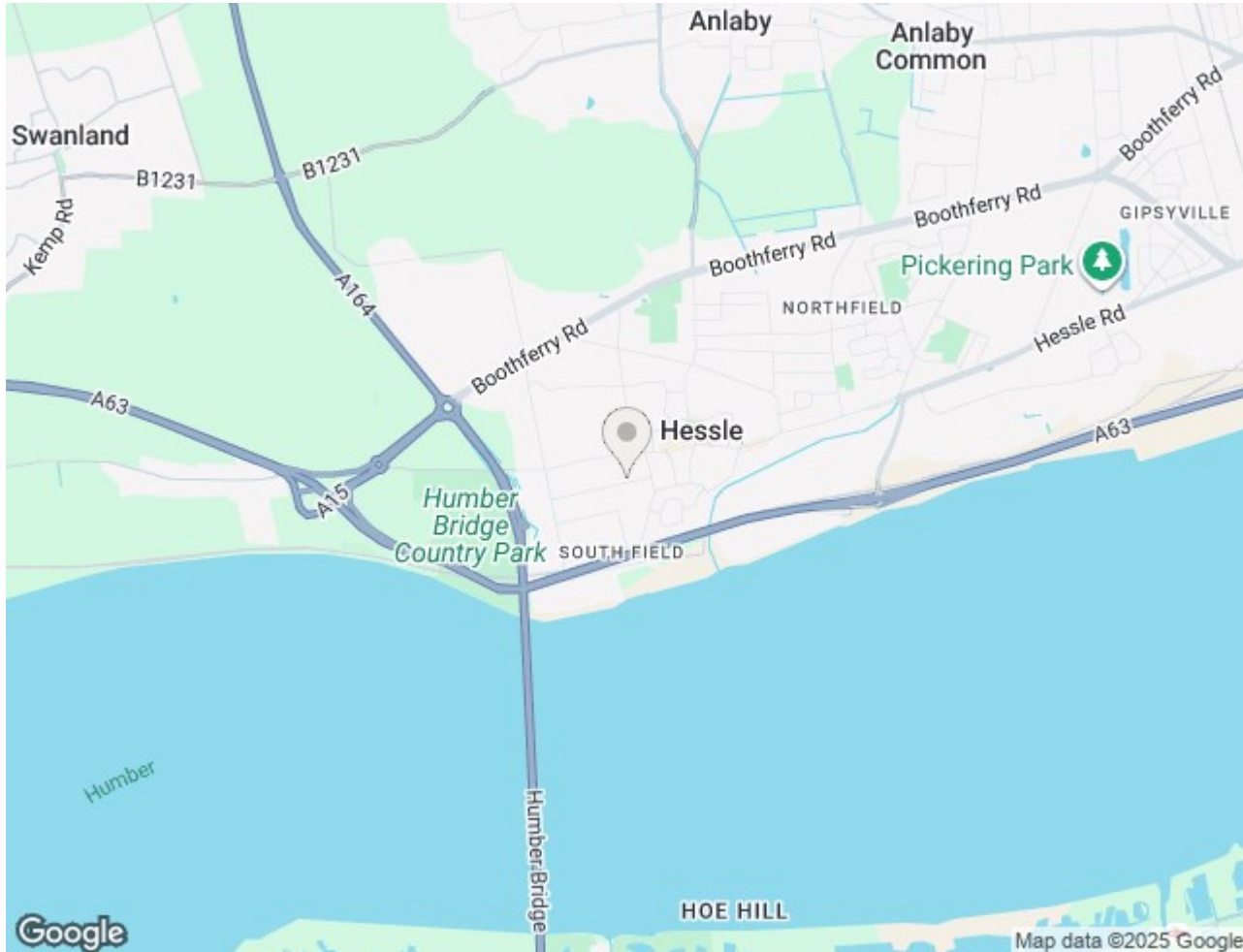
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

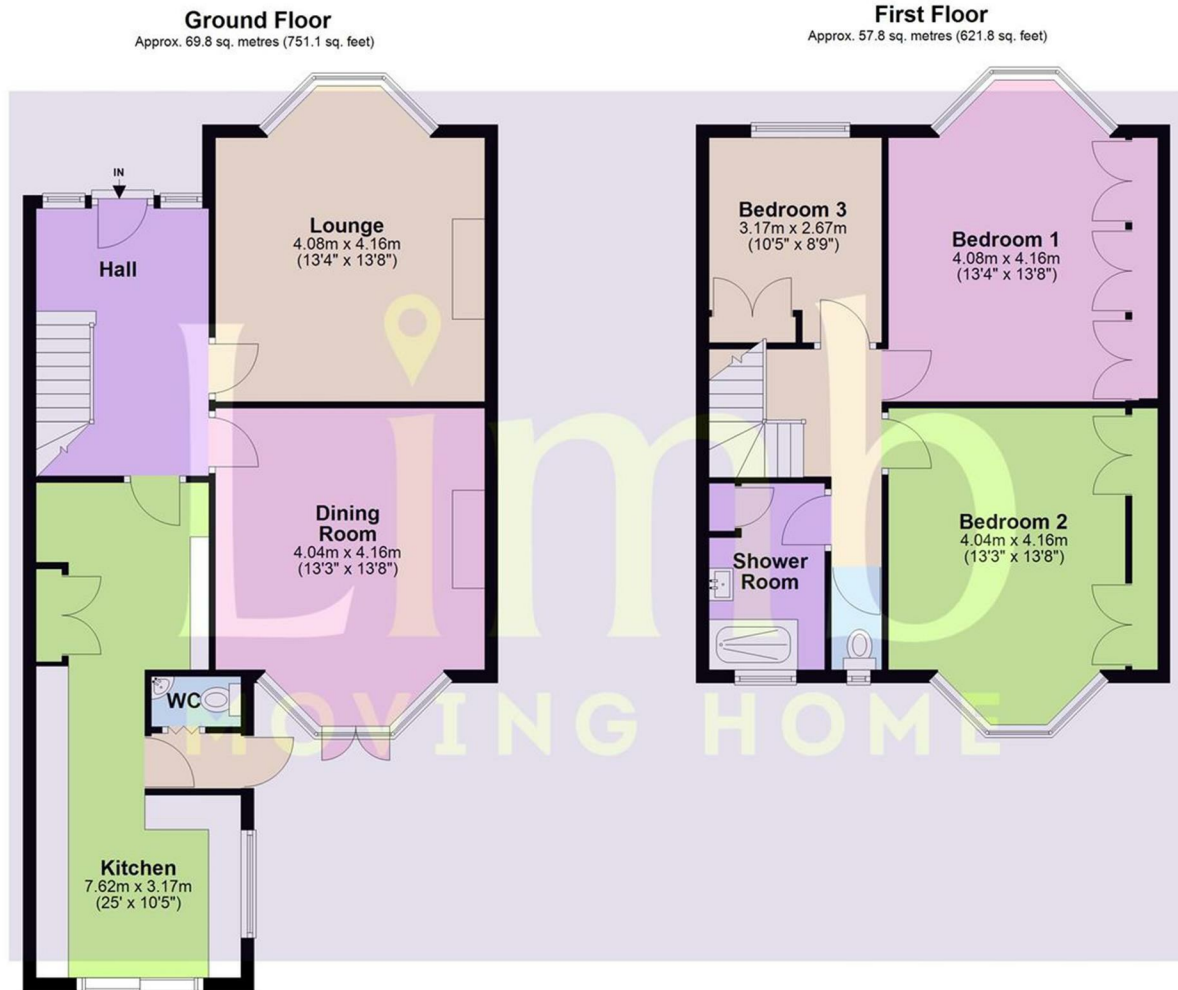
PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 127.5 sq. metres (1372.9 sq. feet)
28 Davenport Avenue

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

65

82

Environmental Impact (CO₂) Rating

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