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**Limb**  
MOVING HOME



*Flat 7, 88 Davenport Avenue, Hessle, East Yorkshire, HU13 0RW*

- 📍 Stunning Apartment
- 📍 Beautifully Appointed
- 📍 Bedroom with En-Suite
- 📍 Council Tax Band = A
- 📍 Open Plan Living
- 📍 Courtyard & Communal Gardens
- 📍 On Site Parking
- 📍 Leasehold / EPC = D

**£150,000**



## INTRODUCTION

Located along the much sought after Davenport Avenue in Hessle, this stunning ground floor apartment offers luxurious living in a prime location. The interior of the apartment is stylishly presented and beautifully appointed, with a contemporary kitchen complete with a central island. The open-plan layout flows seamlessly into the lounge, which provides access to the semi-private courtyard and communal gardens. There is a double bedroom with en-suite bathroom plus a separate guest cloakroom.

For added convenience, the property includes allocated parking and automated entrance gates for secure entry.



## LOCATION

The apartment is situated on the street of Davenport Avenue in the village of Hessle. 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 leading to:



## ENTRANCE HALL

The centre point of the property, with a large fitted cupboard suitable for coats and shoes. Doors lead through to Bedroom, W.C. and:



## GUEST CLOAKROOM

With window to side and low-flush W.C. and wash-hand basin. Detailed, hand painted wall art and patterned tiling provide an aspect of comforting luxury.





## OPEN PLAN LIVING

19'11" x 17'3" approx (6.07m x 5.26m approx)

Spacious open plan living area with versatile space suited for a lounge, dining area and kitchen. This L-shaped room is of stylish, contemporary design with French doors leading onto the courtyard patio. Immaculately presented, the lounge and dining blend into:



## KITCHEN AREA

The kitchen space houses an Island unit with cupboards underneath. The contemporary fitted units include an array of integrated appliances including a dishwasher and fridge-freezer. Atop the immaculately presented units sits a 4-ring induction hob with fan above, and under-cupboard lighting further enhances the warmth of the area. A sink & drainer lies beneath the window to rear, with fitted shutters.



## BEDROOM

11'1" x 11'0" approx (3.38m x 3.35m approx)

The bedroom, with stripped-back wood flooring has a cosy feel with an archway opening into the en-suite bathroom. There are fitted wardrobes panelled wainscot style doors and two windows to side and rear with shutters.



## EN-SUITE

Newly refurbished suite comprising bath with rain head-shower attached and screen, tiled flooring, low flush W.C. beneath window to rear and wash hand basin atop fitted vanity unit.





## OUTSIDE

Upon approaching the property, automated gates open and provide access to the forecourt. Flat 7 is situated to the side and rear of the main house and has access to on site parking. The property can enjoy the well tended communal gardens and also has the use of a courtyard patio which can be accessed through the French doors off the lounge area.





## COURTYARD

Westerly facing courtyard providing room to entertain guests and socialise.



## TENURE

Leasehold. - The lease term is 999 years from 1st November 2004.

## SERVICE CHARGE

An annual service charge of £2,100 (increasing to £2,400 from January 2025) is payable for general maintenance of communal areas, buildings insurance, gardens and automated gates.

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. 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.

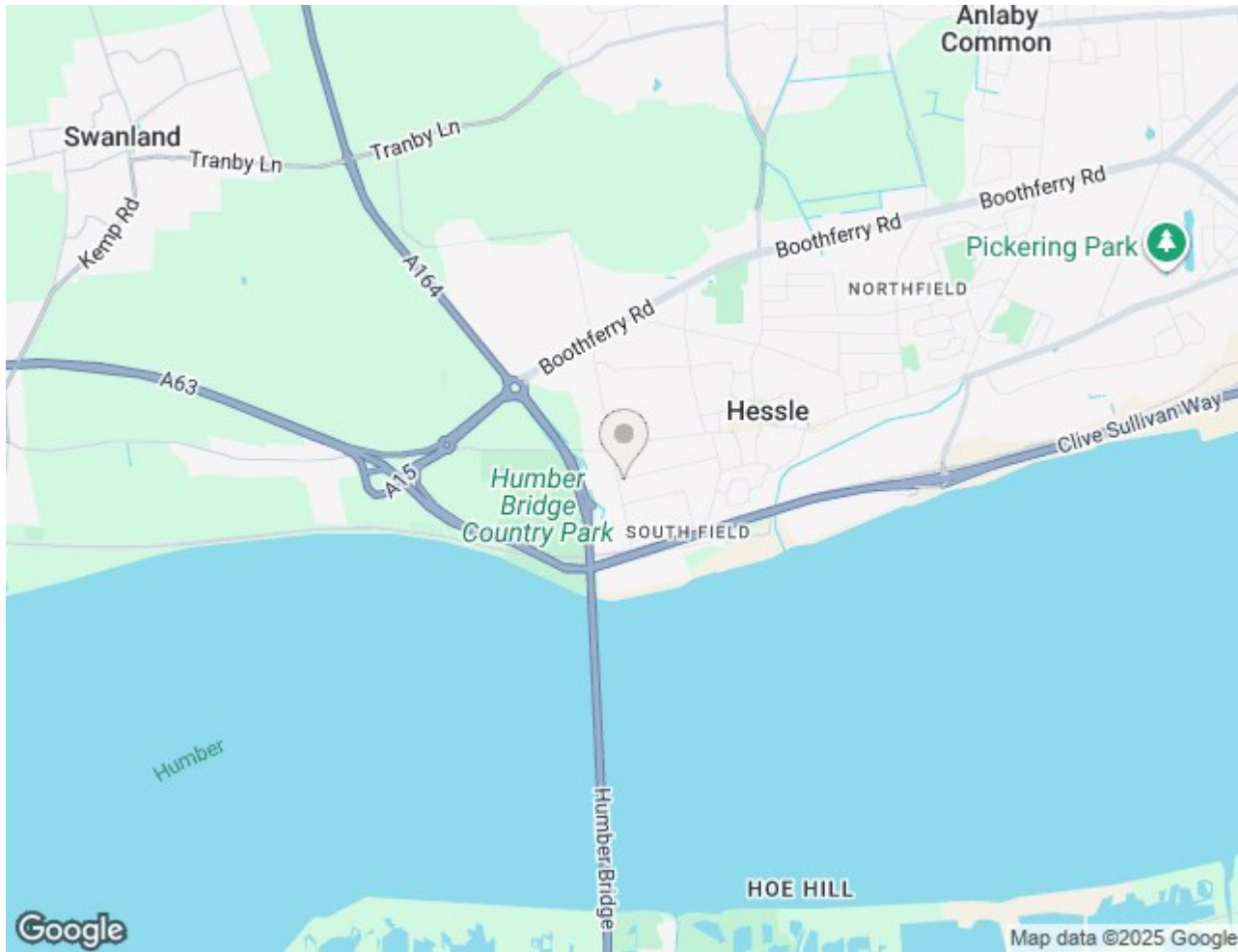
## *PHOTOGRAPH DISCLAIMER*

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*

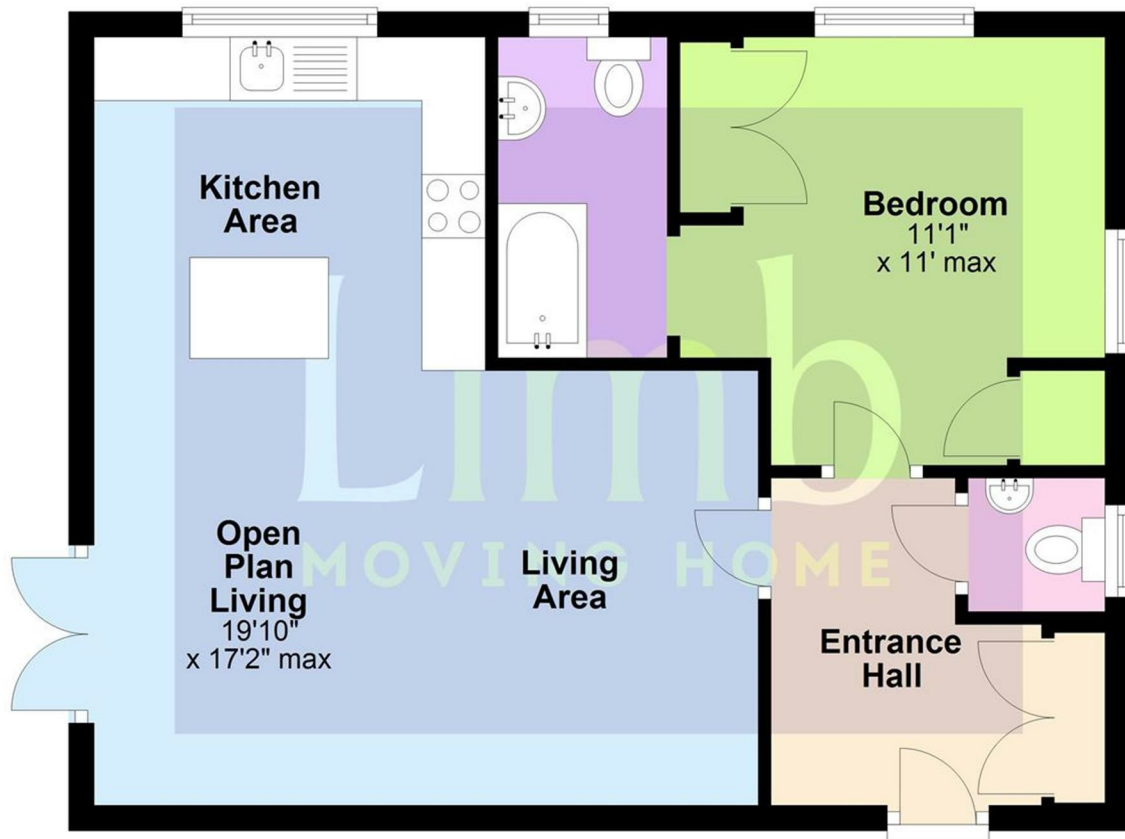
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





## Ground Floor


Approx. 518.2 sq. feet



Total area: approx. 518.2 sq. feet



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	