Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









74 Davenport Avenue, Hessle, East Yorkshire, HU13 0RW

- Substantial Period Family Home
- Five Bedrooms/Three Baths
- Opportunity For Modernisation
- Council Tax Band = F
- Many Original Features
- Substantial 0.28 Acre Plot
- Beautiful Rear Gardens
- Freehold / EPC = D

£625,000

INTRODUCTION

Situated within a highly regarded Conservation Area, this grand Edwardian-style home occupies a generous plot of approximately 0.28 acres. Arranged over three floors plus a cellar, the property retains its original character and unique layout, including two staircases and a grand entrance hallway.

While the property is ready to be lived in, it offers an exciting opportunity for sympathetic modernisation to further enhance its substantial accommodation. The ground floor features a large sitting room with an open fire, a dining room with a bay window and built-in seat, a kitchen, utility, and a garden room with a log burner.

On the first floor are three bedrooms, including a principal en-suite and family bathroom, while the top floor offers two further double bedrooms (one en-suite) and ample eaves storage.

The property sits back from the road behind private wrought-iron gates, with an extensive gravelled forecourt providing parking for several vehicles. The beautifully tended rear garden is a standout feature, offering a high degree of privacy with extensive lawns, mature shrubs, and established trees. A side patio area provides a perfect spot for outdoor dining within this peaceful, protected setting. Early viewing is highly advised.

LOCATION

Davenport Avenue is situated off Woodfield Lane, Hessle. Hessle is a vibrant and historic small town situated on the north bank of the Humber, famed for the iconic Humber Bridge. It offers an exceptional quality of life, celebrated for its unique character, bustling town square and parades together with the picturesque Hessle Foreshore. This close-knit community atmosphere blends perfectly with the array of amenities making this an ideal place to live.

The heart of the town, centred around "The Weir" and the Square, is home to an eclectic mix of independent boutiques, popular cafés, and traditional pubs together with many well-known brands/names. For broader shopping needs, the nearby Sainsbury's superstore and retail parks are easily accessible, while the Country Park and Foreshore are a perfect place for walking, cycling, and leisure.

The town is served by well-regarded primary schools, including Hessle All Saints and Penshurst Primary. Hessle High School and Sixth Form College offers secondary education while the proximity to independent schools such as Tranby School and Hymers College ensure diverse educational opportunities for all ages.

Hessle provides superb regional connectivity, acting as a primary gateway for the region. The town features its own railway station with frequent services to Hull, Doncaster, and Sheffield, as well as easy connections to London. Strategically located along the A63, it offers immediate access to Hull and the M62 corridor, while the Humber Bridge provides a direct link to North Lincolnshire and beyond including Humberside Airport.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5 miles
- Beverley (Historic Market Town): Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 55 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

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ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

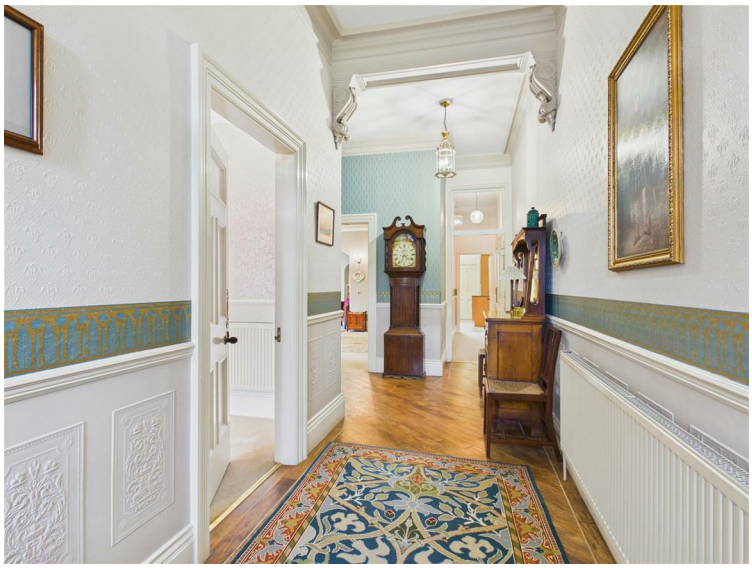
ENTRANCE PORCH

With door to:

ENTRANCE HALLWAY

Spacious and welcoming with staircase leading up to a first floor.





CLOAKS/W.C.

With low flush W.C. and wash hand basin. A door opens to a staircase which leads to the cellar.

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LIVING ROOM

With feature fireplace housing an open fire. Bay window to the front elevation.



DINING ROOM

With bay window and built in seat to the side elevation. Feature fire surround housing a coal fire. A door leads out to the side patio.





KITCHEN

Having a range of fitted base and wall units with laminate worktops incorporating a double sink unit with drainer, tiled splashbacks, double oven, five ring gas hob with filter hood above and an integrated dishwasher. The larder fridge and freezer are also included. Windows to the side and rear elevations.





UTILITY ROOM

With fitted units, one and a half bowl sink and drainer, plumbing for a washing machine, space for dryer, external access door and window to rear.

GARDEN ROOM

With log burner, double glazed windows and access door to side patio.



HALF LANDING

With double glazed window to the side elevation. A staircase leads down to a second entrance to the front of the property and storage cupboard.

LANDING

With staircase leading up to the second floor. Built in storage cupboards.

BEDROOM 1

With sash window to the side elevation and feature fireplace.





EN-SUITE BATHROOM

With modern suite comprising a corner bath, shower enclosure, wash hand basin and low flush W.C. Built in shelving and window to side. The room can also be accessed from the landing.



BEDROOM 2

With feature fireplace housing an open fire. Bay window to the front elevation.



BEDROOM 3

Cureently fitted as a study. Sash window to the front elevation.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Windows to side and rear elevations.



CYLINDER/BOILER CUPBOARD

Housing the gas central heating boiler, water tank and central heating controls. Window to the rear.

SECOND FLOOR

LANDING

With access to eaves storage.

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BEDROOM 4

With decorative fireplace and Velux window to side.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Velux to rear. This room also gives access to the large storage area.



BEDROOM 5

With Velux to the side.



OUTSIDE

The property sits back from the road behind private wrought-iron gates, with an extensive gravelled forecourt providing parking for several vehicles. The beautifully tended rear garden is a standout feature, offering a high degree of privacy with extensive lawns, mature shrubs, and established trees. A side patio area provides a perfect spot for outdoor dining within this peaceful, protected setting.











REAR VIEW



HEATING

The property has the benefit of gas central heating. Due to the age of the boiler, we would expect it necessary for an incoming purchaser to budget for replacement.

GLAZING

The windows are mainly timber framed single glazed with a small number of double glazed windows on the landing and in the garden room.

TENURE

Freehold

COUNCIL TAX BAND

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

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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, such as floor coverings, curtains and light fittings. 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

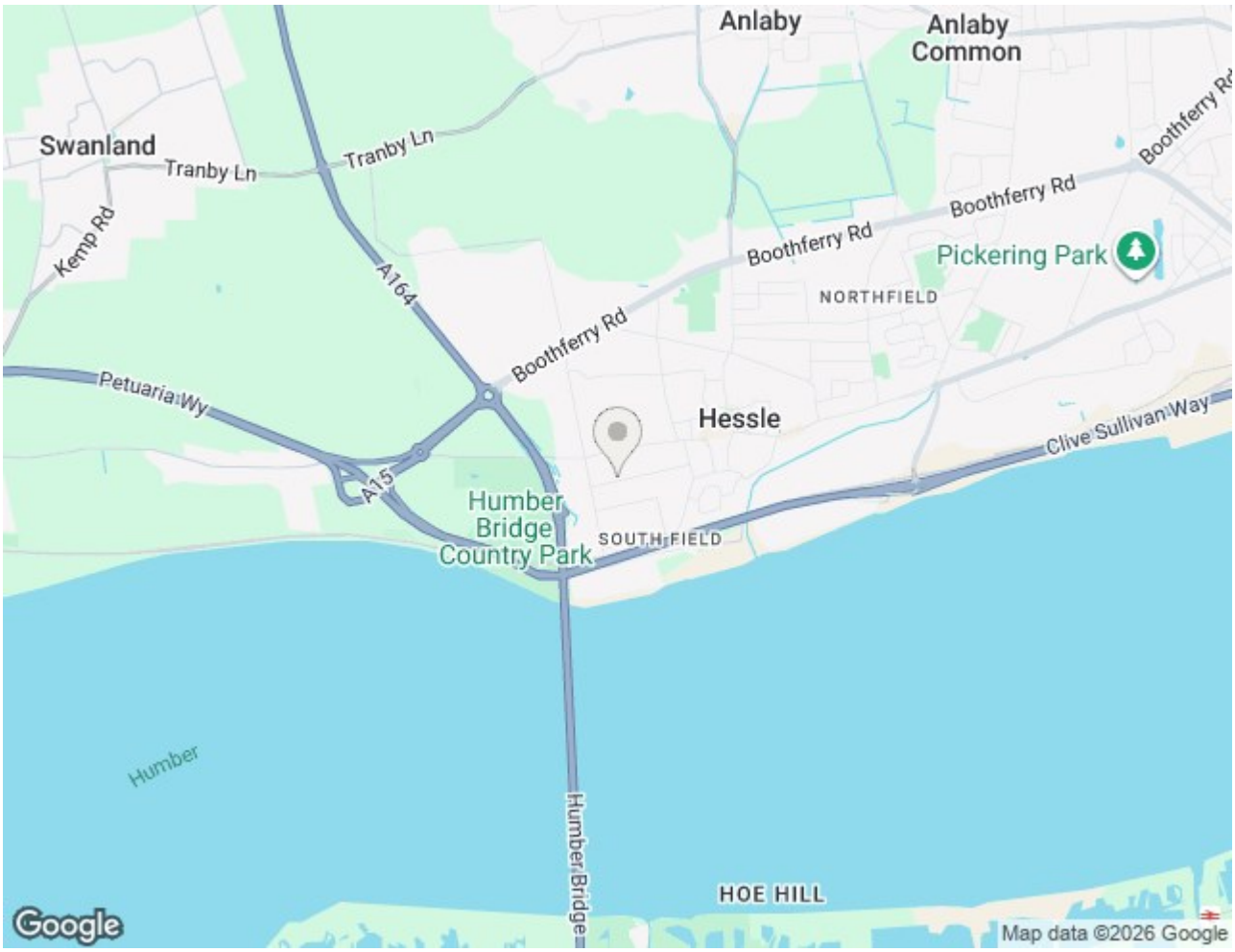
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

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.


Anlaby
Anlaby Common
Swanland
Tranby Ln
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Kemp Rd
A164
Boothferry Rd
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Pickering Park
NORTHFIELD
Petuaria Wy
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Clive Sullivan Way
A15
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HOE HILL
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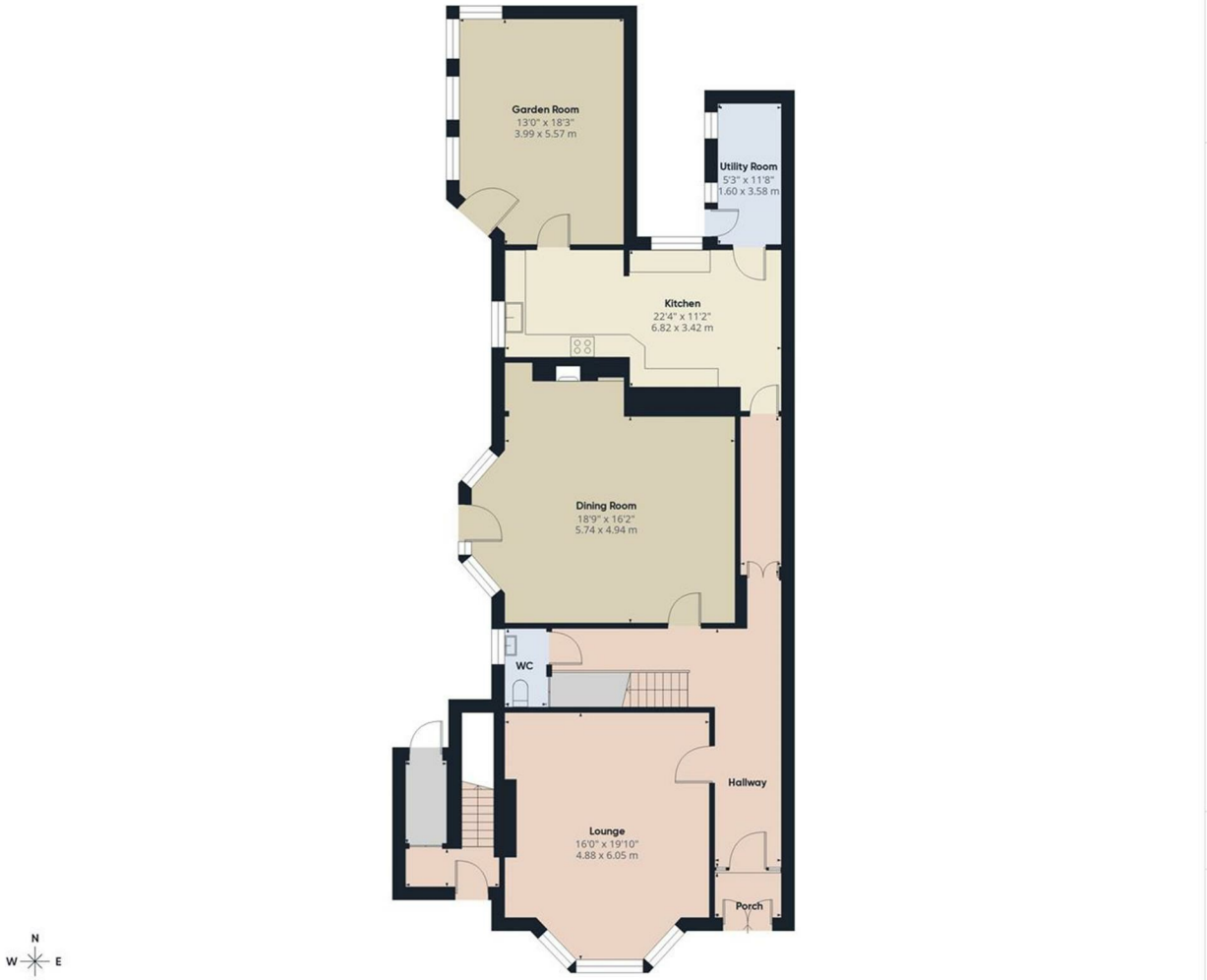

Approximate total area(1)

1572 ft²

146.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


En-suite Bathroom
10'1" x 12'0"
3.10 x 3.68 m
Bathroom
8'7" x 8'6"
2.63 x 2.61 m
Bedroom 1
18'7" x 16'1"
5.67 x 4.91 m
Landing
Bedroom 2
13'9" x 16'5"
4.19 x 5.03 m
Bedroom 3
8'0" x 16'7"
2.45 x 5.07 m
N
W
E
S
Floor 1
Approximate total area(1)
1141 ft²
105.9 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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En-suite
7'2" x 10'3"
2.20 x 3.13 m
Bedroom 4
15'5" x 16'2"
4.71 x 4.93 m
Landing
Bedroom 5
12'3" x 13'7"
3.75 x 4.16 m
N
W
E
S
Floor 2
Approximate total area(1)
688 ft²
63.9 m²
Reduced headroom
91 ft²
8.5 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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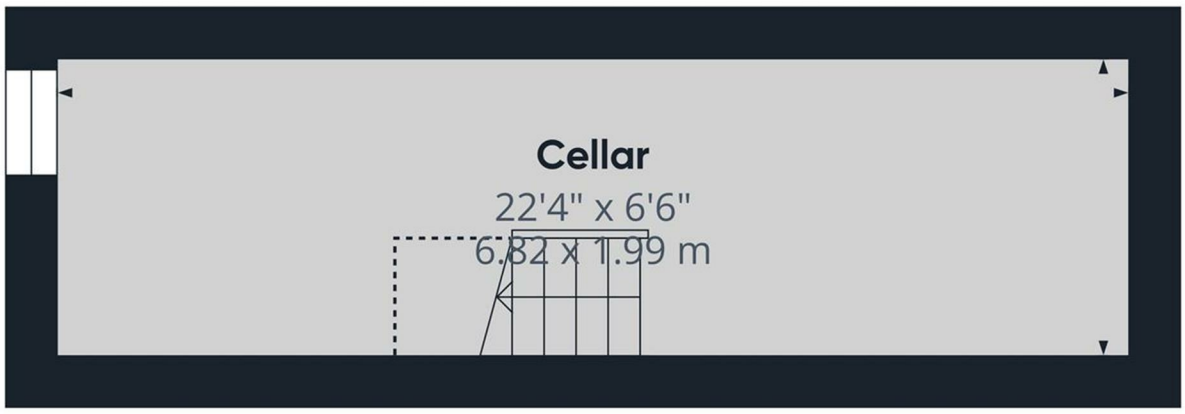

Floor -1

N
W E
S

Approximate total area(1)

146 ft²
13.6 m²

Reduced headroom

10 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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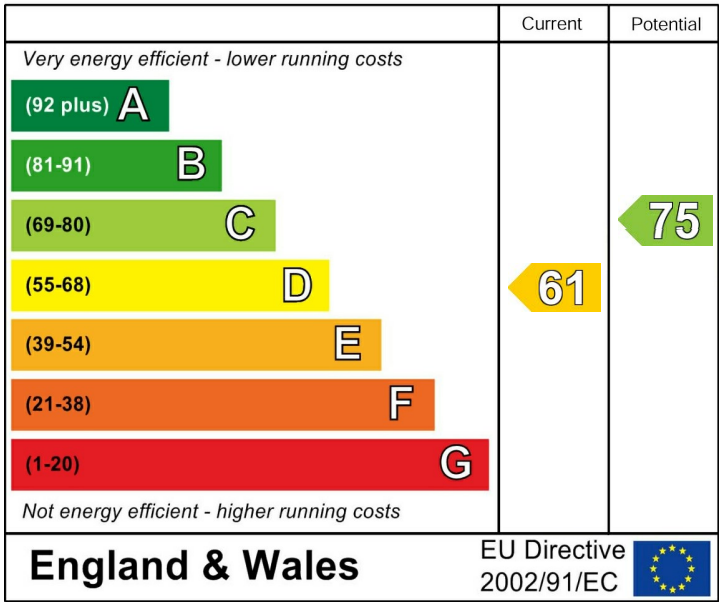
Energy Efficiency Rating



Environmental Impact (CO_2) Rating

