



Davenport Avenue, Hessle, HU13 0RP  
£465,000





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Platinum Collection

## **Davenport Avenue, Hessle, HU13 0RP**

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Rarely available and set on the highly sought-after Davenport Avenue, this unique detached property offers an exceptional opportunity. Occupying a generous 0.25-acre plot, it boasts one of the most beautiful rear gardens in the area—thoughtfully landscaped into three enchanting sections. Immaculately presented throughout, the home features four spacious bedrooms and combines elegance, space, and tranquillity in a truly special setting.







# Davenport Avenue, Hessle, HU13 0RP

## Key Features

- Detached Family Home
- Highly Desirable Location
- Fabulous Rear Garden
- Superbly Appointed Accommodation
- Rarely Available
- Ample Off-Street Parking
- 0.25 Acre Plot
- EPC =



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		
	60	79
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.

## GROUND FLOOR;

### ENTRANCE HALL

A welcoming entrance hall with laminate wood flooring, window to the side elevation, WC and staircase off.

### WC

With low flush WC, a wash hand basin, partially tiled walls and a window to the side elevation.

### LIVING / DINING ROOM

26'4 x 17'1 (8.03m x 5.21m )

An extremely generous and versatile reception space ideal for both living and dining with windows to the front and rear elevations, laminate wood flooring and a feature fireplace.

### BREAKFAST KITCHEN

13 x 10 (3.96m x 3.05m)

A well equipped breakfast kitchen with a comprehensive range of shaker style wall and base units, laminated work surfaces, breakfast bar and a tiled splashback. Integrated appliances include a Gas Cooker, Extractor Hood and a ceramic sink unit, with further plumbing for an Automatic Washing Machine. Further benefitting from a window and door to the rear elevation.

## FIRST FLOOR;

### BEDROOM 1

14'2 x 12'2 (4.32m x 3.71m )

A bedroom of double proportions with two sets of fitted wardrobes and a fitted dressing table.

### BEDROOM 2

13'9 x 10 (4.19m x 3.05m)

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

### BEDROOM 3

7'6 x 10'1 (2.29m x 3.07m )

A generous bedroom with window to the rear elevation.

### BEDROOM 4

7'6 x 10'1 (2.29m x 3.07m )

A further generous bedroom with window to the rear elevation.

### BATHROOM

With a three piece suite comprising of a panelled bath with overhead electric shower, a low flush WC and a wash hand basin. Further benefitting from a window to the front elevation, partially tiled walls and a storage cupboard.

## EXTERNAL

### FRONT

To the front of the property is a shaped lawn with hedge border, side drive providing ample off-street parking leading to the Garage.

### REAR

This is truly one of the most captivating and beautifully designed gardens currently available on the market. Thoughtfully divided into three distinct

yet equally enchanting sections, the mature grounds offer a unique blend of structure and serenity. The first area features a gracefully contoured lawn framed by lush herbaceous borders, with convenient access to the garage and a charming patio area beneath a pergola – perfect for outdoor dining or relaxation. A winding footpath then leads you to a second lawned space, complete with a peaceful seating area ideal for quiet moments. To the rear, a stunning woodland provides a natural backdrop, completing this tranquil and exceptionally rare garden retreat.

## 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 replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E (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.

## TENURE.

We understand that the property is Freehold. / Leasehold







## 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 independent 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

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In compliance with NTSEAT 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 KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money

Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.











GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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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