



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

FINE & COUNTRY



## A CHARMING EDWARDIAN HOME IN HESSLE'S SOUGHT-AFTER CONSERVATION AREA



This stunning Edwardian property, built in 1905, sits proudly in the Southfield Conservation Area of Hesse, just a short walk from the town centre. With its elegant architecture, spacious rooms, and superb outdoor entertaining area, this family home offers everything you need for modern living while maintaining classic charm.

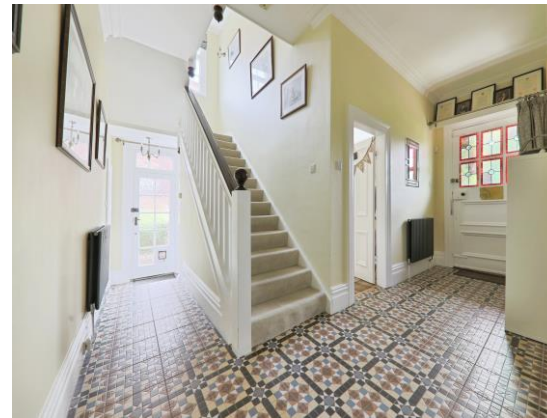
## 1. From the Agent's Perspective

The Southfield Conservation Area in Hessle is widely regarded as one of the most desirable locations in the East Riding of Yorkshire, offering a perfect blend of community, history, and convenience. Situated just a short walk from Hessle's charming town centre, this area offers easy access to local amenities, shops, and highly regarded schools. For those who love the outdoors, the Humber Bridge and nearby riverside walks provide an ideal setting for weekend strolls or family outings. It's a location that effortlessly balances the best of town and countryside living.

This property, built in 1905, is a stunning example of Edwardian architecture, offering characterful features such as high ceilings, large walk-in bay windows, and spacious rooms that exude both elegance and practicality. The layout is incredibly versatile, with over 3200 sq ft of living space spread over three floors, making it perfect for growing families or those who need extra space for hobbies or work. Whether you envision a home office, a gym, a games room, or simply a large family home, this property has the flexibility to meet your needs.







One of the standout features of this home is the 26ft x 13ft dining kitchen on the ground floor, which is ideal for family meals, casual entertaining, or even hosting large gatherings. The bi-fold doors open up onto the private garden, blurring the lines between indoor and outdoor living—perfect for barbecues, al fresco dining, or simply enjoying the spacious outdoor area. The three reception rooms on the ground floor provide ample living space, whether you choose to use them as a formal dining room, a cosy lounge, or even a study area.

A further bonus is the large private driveway, offering parking for multiple vehicles, which is rare in this sought-after area. This ensures that parking won't be a concern for homeowners or guests.

The property has been thoughtfully designed to make the most of its generous plot, while still offering a sense of privacy and seclusion. The original Edwardian features are complemented by modern updates, making this home both comfortable and stylish. The extensive living space is well-suited to family life, providing room for everyone to enjoy their own space, while also offering areas to come together as a family.

Given its excellent location, stunning architecture, and generous plot, this property truly offers something special for those looking for a large family home with plenty of potential. Whether you're looking to grow into the space, renovate to suit your personal taste, or simply enjoy the grandeur of the home as it is, this property is a rare find in Hessle.

## Location

The property is well placed for all local amenities with first class shopping facilities available within the centre of Hessle and good schooling lies within walking distance. Good road and rail connections are available with the main line train station at Hessle being within walking distance and the A63 dual carriageway runs nearby to the south, an intersection of which lies approximately one mile distant, allowing convenient access to the Hull City Centre and the country's main motorway network. The Humber Bridge toll road provides access to the south bank and Lincolnshire.

## Tenure

The tenure of the property is freehold.

## Council Tax:

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*

## Fixtures & Fittings:

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer:

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings:

Strictly by appointment with the sole agents.

## Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Valuation/Market Appraisal:

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64 DAVENPORT AVENUE, HESSELE

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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: [Willerby@fineandcountry.com](mailto:Willerby@fineandcountry.com)

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: [Willerby@fineandcountry.com](mailto:Willerby@fineandcountry.com)

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

