



22 Davenport Avenue, Hessele, East Riding of Yorkshire, HU13 0RP

## A BEAUTIFULLY APPOINTED FIVE-BEDROOM SEMI-DETACHED HOME IN THE HEART OF HESSLE



This is a property that surprises and delights at every turn, offering a lifestyle as impressive as its interiors, where contemporary design meets effortless functionality.

Welcome to Davenport Avenue

This exceptional home is a masterclass in modern living, blending thoughtful design with high-quality finishes to create a space that is both practical and aspirational.

Situated on one of Hesse's most desirable streets, this five-bedroom semi-detached property is perfectly positioned for those seeking the balance of suburban tranquillity and urban convenience.

From the moment you step inside, it's clear this is a home designed for living well. The open-plan kitchen, dining, and living area is the heart of the property, fitted to an impeccable standard with a breakfast island, integrated appliances, and bi-folding doors that seamlessly connect the indoors to the outdoors.

Beyond the kitchen lies a mature garden, complete with an outdoor entertaining space and barbecue area, ideal for hosting family and friends.

The converted garage is a standout feature, offering a versatile, self-contained space with its own shower area and potential for a kitchen setup





Upstairs, the first floor houses four well-proportioned bedrooms and a family shower room, while the second floor is dedicated to a luxurious master suite with its own en suite bathroom.

#### What We Love

This is a home that truly understands modern living. The open-plan layout is perfect for those who love to entertain, with the bi-folding doors creating a seamless flow between the indoor and outdoor spaces.

The kitchen is a chef's dream, equipped with everything you could need, from dual ovens to a coffee machine and warming drawer. The attention to detail is evident throughout, from the high-quality finishes to the clever use of space.



The converted garage is a rare and valuable addition, offering endless possibilities for its use.

Davenport Avenue's location is equally compelling. Just a short walk from Hesse's vibrant town centre, you'll find a wealth of amenities, including independent shops, cafes, and restaurants.

The area is well-connected, with excellent transport links and a strong sense of community, making it an ideal choice for families, professionals, and anyone seeking a convenient yet peaceful lifestyle.

Living here means enjoying the best of both worlds: the privacy and comfort of a beautifully designed home, paired with the convenience of a thriving town centre on your doorstep.

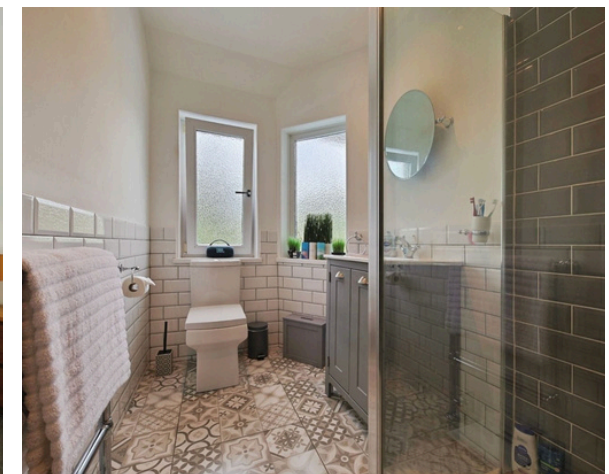
#### What the Owner Loves

“This has been a fantastic entertaining space for us. The open-plan kitchen and garden have been perfect for hosting friends and family, and we’ve made so many wonderful memories here.

The convenience of being able to walk into Hesse town centre has been a real blessing – everything we need is just a stone’s throw away.

We bought this house with the intention of spending the rest of our lives here, but my job is taking me out of the area, and sadly, we need to sell.

I’ll miss the house, the neighbourhood, and the lifestyle it offers. It’s been a truly special place to call home.”



## Tenure

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 E.\*

## 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

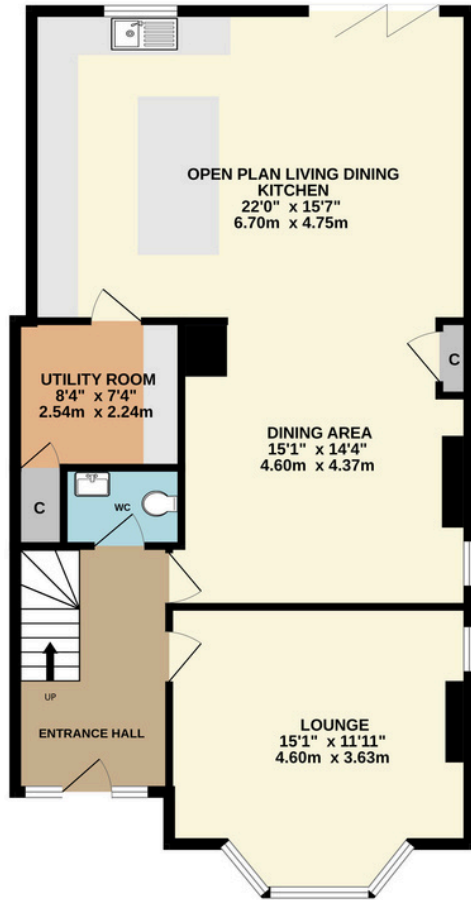
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

## Important Buyer Information:

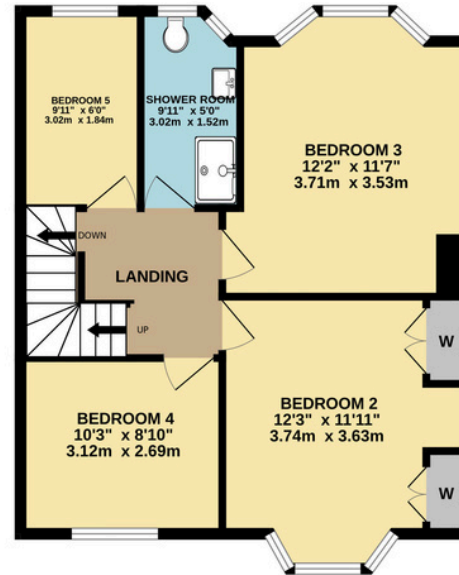
To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



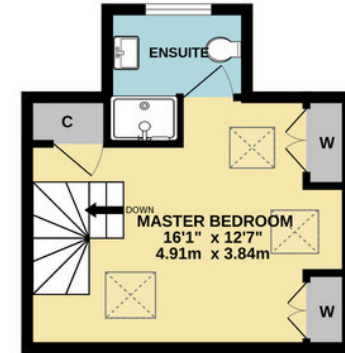
GROUND FLOOR  
925 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



2ND FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



DAVENPORT AVENUE, HESSLE, HU13 0RP

TOTAL FLOOR AREA : 1742 sq.ft. (161.8 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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