



Dawson House, 481 Beverley Road, Hull, HU6 7LJ

RESIDENTIAL INVESTMENT - offers over £1,000,000

Haller Evans

Chartered Surveyors

Residential Investment comprising 14 Apartments (12 x 1 bed, 1 x 2 bed and 1 x 3 bed) / Currently producing £80,160 p.a. (with potential for uplift)

Substantial Victorian property, set in mature grounds and with private parking / Popular residential location, close to University of Hull

The property is located approximately 3 miles north of Hull City Centre, close to Cottingham Road and the University of Hull and lies within the Beverley High Road Conservation Area. Set back from the Beverley Road frontage in established grounds, Dawson House is within a short walking distance of local shops and cafes and restaurants in the nearby Avenues area.

Description

Dawson House is a substantial Victorian property, dating back to around 1850. Having formerly been in use as the Endsleigh Convent with an adjoining chapel, the building was converted in the early 2000s to provide 14 self-contained apartments.

Attractive gardens, including spacious grounds to the adjoining Endsleigh Park apartments, the former home of the Sisters of Mercy, surround the property and a private parking area is situated near the main entrance.

Retaining many original features, including high ceilings, decorative wooden panelling and stained glass windows, an imposing reception hallway and period staircase give access to the individual flats, which are all fitted out to a good specification. Lift access is available to each floor, including to the basement area.

Accommodation

Ground Floor	First Floor	Second Floor
Flat 1 63 sq m (678 sq ft)	Flat 6 52 sq m (559 sq ft)	Flat 12 46 sq m (495 sq ft)
Flat 2 57 sq m (613 sq ft)	Flat 7 47 sq m (505 sq ft)	Flat 13 50 sq m (538 sq ft)
Flat 3 50 sq m (538 sq ft)	Flat 8 44 sq m (474 sq ft)	Flat 14 97 sq m (1,044 sq ft)
Flat 4 47 sq m (505 sq ft)	Flat 9 44 sq m (474 sq ft)	
Flat 5 96 sq m (1,033 sq ft)	Flat 10 52 sq m (559 sq ft)	
	Flat 11 54 sq m (581 sq ft)	

Total Accommodation 799 sq m (8,596 sq ft)

Viewing

For more information and to view please contact Danielle Smart danielle@scotts-property.co.uk 07739 590596 or Liz Haller liz.haller@hallerevans.com 07973 186943

Redress Scheme & Client Money Protection. Client Money Protection provided by RICS.

Independent redress provided by: The Property Ombudsman, Milford House, 43-55 Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP

Hull 66 - 68 Humber Street, HU1 1TU

Disclaimer: Haller Evans, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

EPC Ratings

Available upon request.

Services

Mains gas, electricity, water and drainage are connected to the property. Individual gas and electric meters serving 14 flats and the landlords supply.

Council Tax

All flats have a Band A Council Tax rating, other than Flats 5 & 14 which are assessed in Band B. The Local Authority is Kingston upon Hull City Council.

Disposal Terms

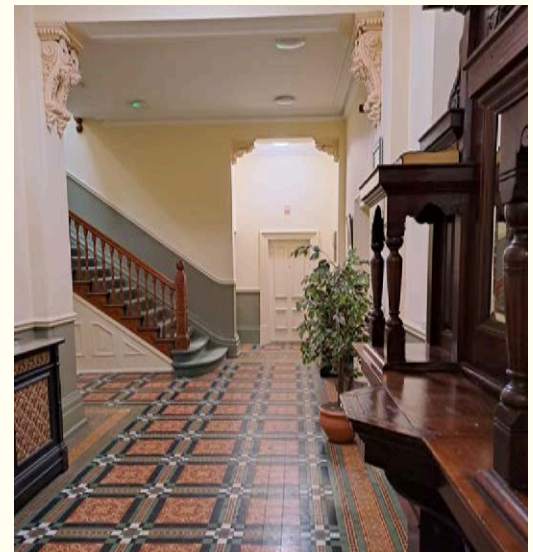
The property is available for sale Freehold at Offers Over £1,000,000 subject to the existing tenancies.

Legal Costs

Each party will be responsible for their own legal costs, with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

Haller Evans
www.hallerevans.com

01482 323033



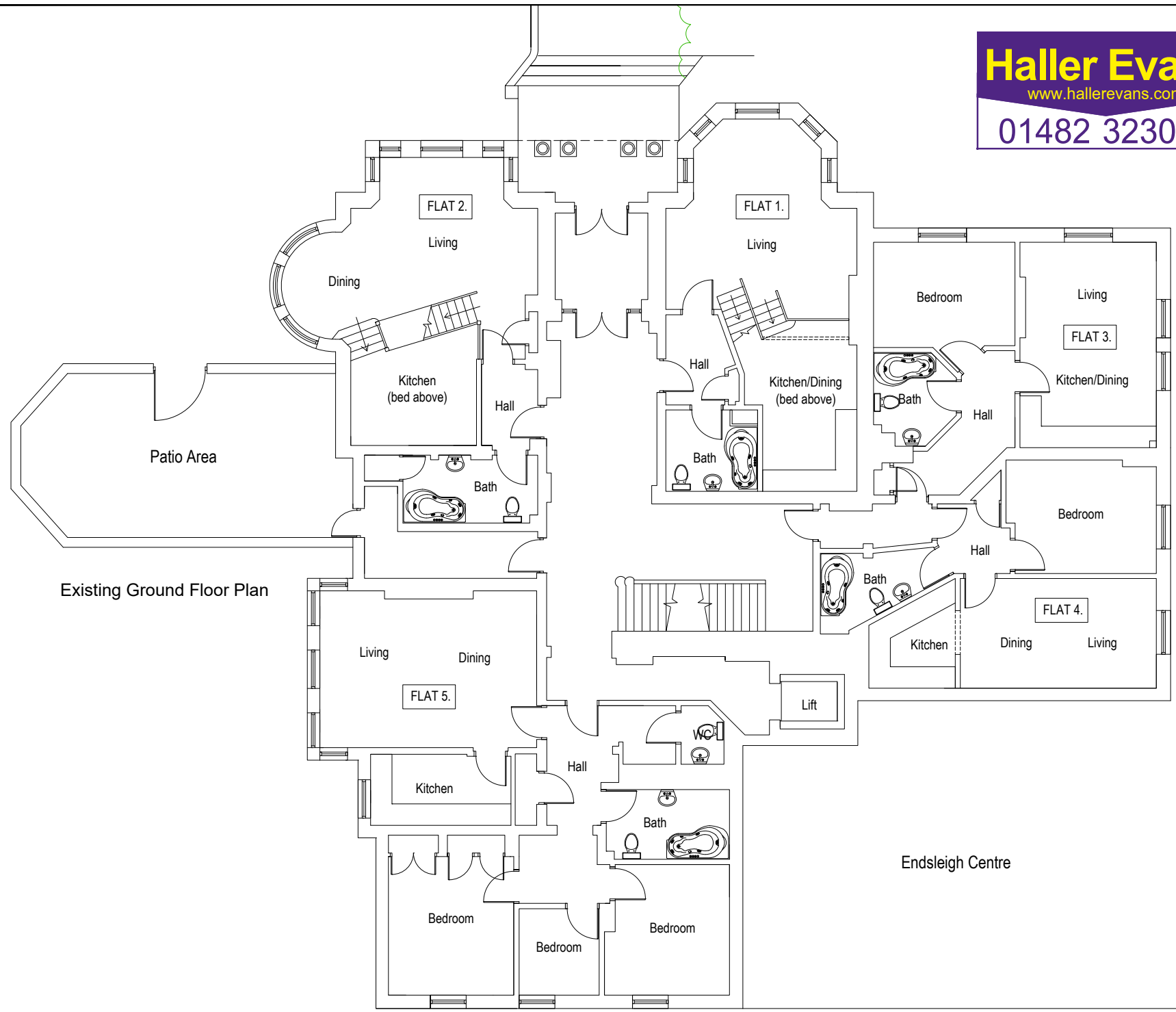
Haller Evans
www.hallerevans.com
01482 323033

Hull 66 - 68 Humber Street, HU1 1TU

Disclaimer: Haller Evans, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

All dimensions must be checked on site and not scaled from this drawing
 © copyright

Haller Evans
 www.hallerevans.com
 01482 323033



A	Date	Revisions

percy design

Architects ■ Designers ■ Project Managers ■ Planning Supervisors

Quaker Meeting Rooms
 4 Percy Street, Hull
 East Yorkshire
 HU2 8RH

Telephone: 01482 326415
 Fax : 01482 218001
 E-mail : user@percydesign.co.uk

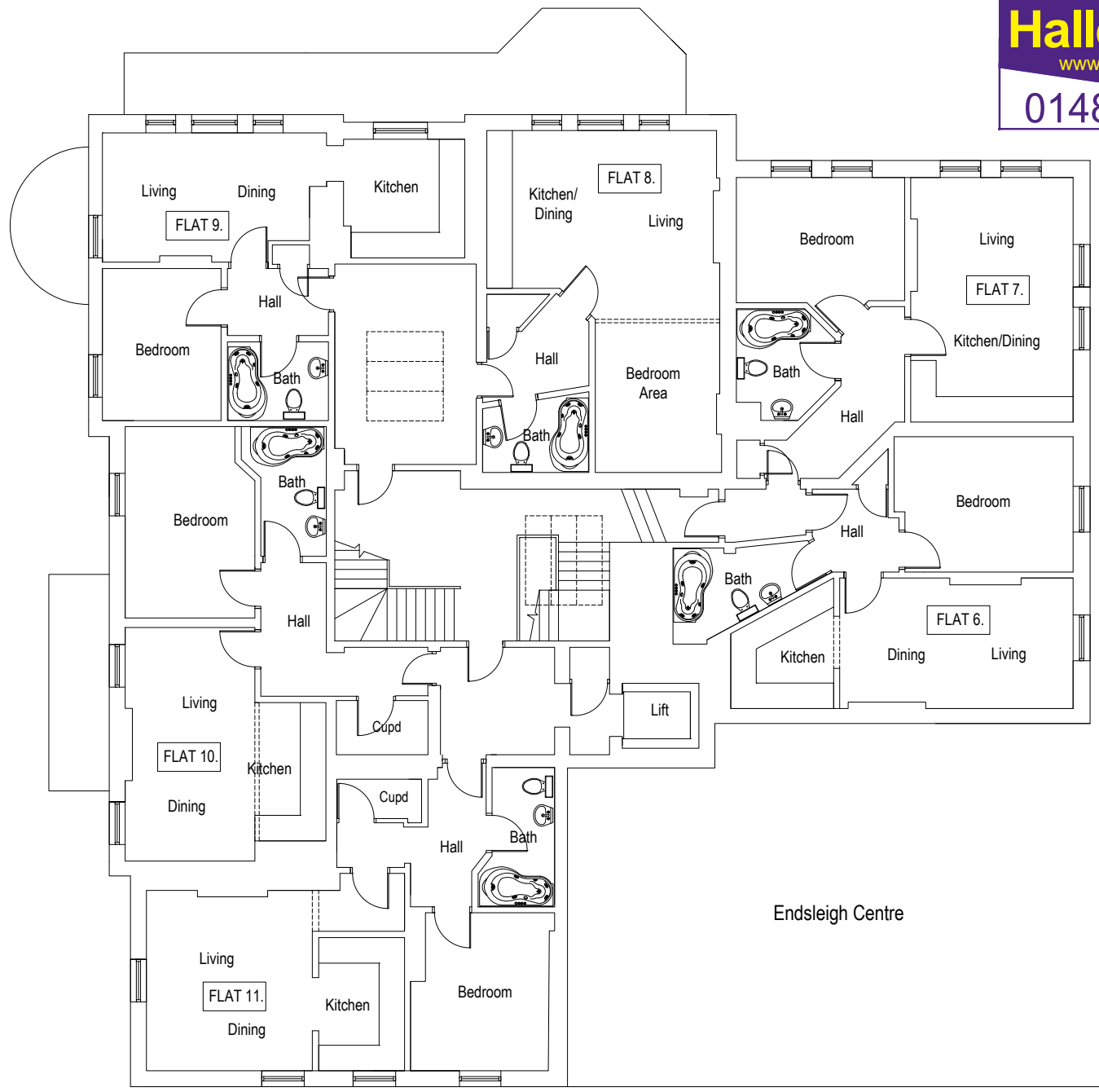
Client
Haller Evans Ltd

Job Title
**Dawson House, 481
 Beverley Road, Hull**

Drawing Title
Existing Ground Floor Plan

Status	Planning	
Date	June 2023	Scale 1:50 @ A1
Drawn	H.P.	Checked / Approved
Dwg No.	2023-31/E01	Rev.

Haller Evans
www.hallerevans.com
01482 323033



Existing First Floor Plan

All dimensions must be checked on site and not scaled from this drawing
© copyright

A	Date	Revisions

percy design

Architects ■ Designers ■ Project Managers ■ Planning Supervisors

Quaker Meeting Rooms
4 Percy Street, Hull
East Yorkshire
HU2 8HH

Telephone: 01482 326415
Fax : 01482 218001
E-mail : user@percydesign.co.uk

Client
Haller Evans Ltd

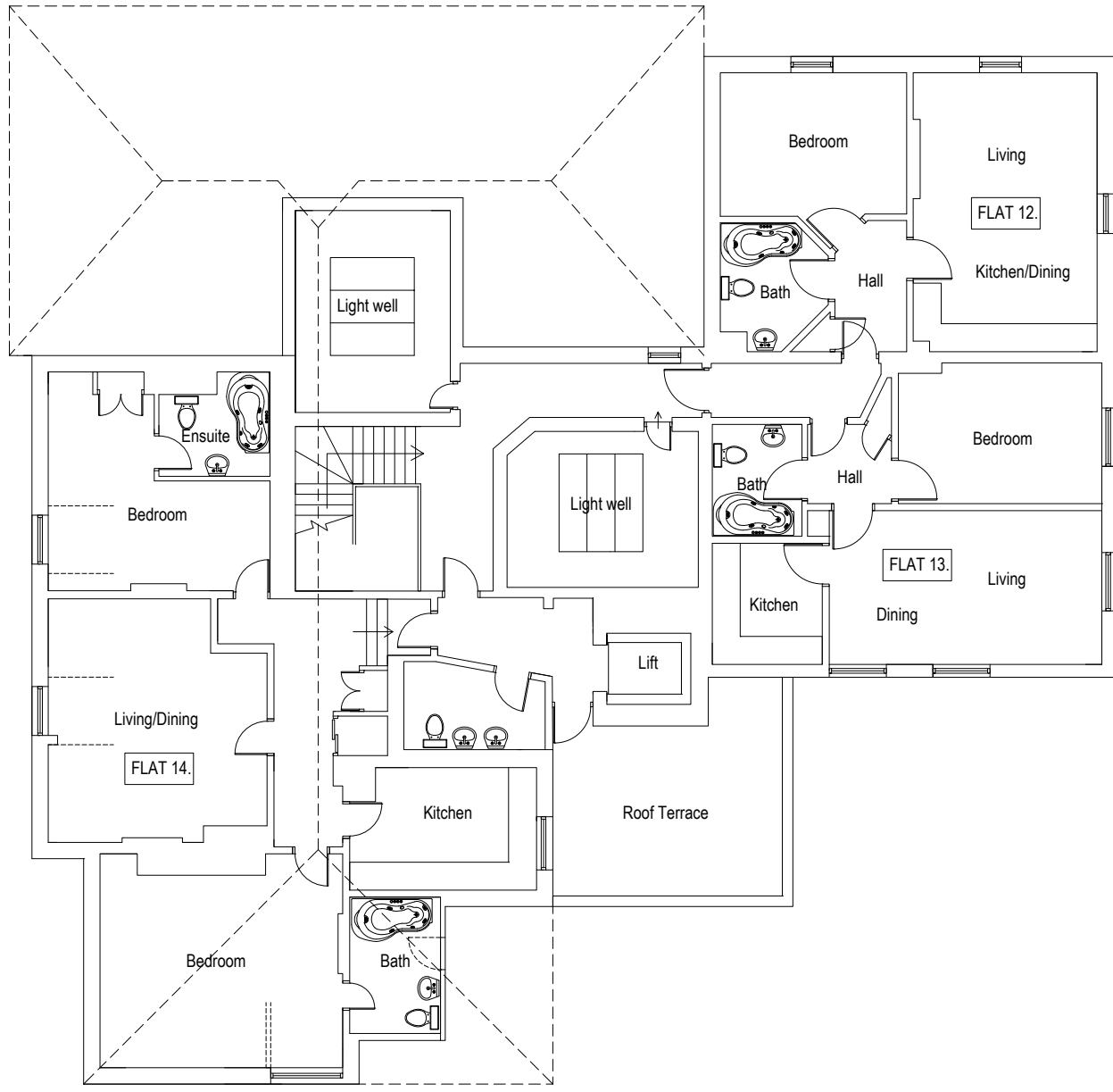
Job Title
**Dawson House, 481
Beverley Road, Hull**

Drawing Title
Existing First Floor Plan

Status	Planning		
Date	June 2023	Scale	1:50 @ A1
Drawn	H.P.	Checked	Approved
Dwg No.	2023-31/E02		Rev.

All dimensions must be checked on site and not scaled from this drawing
 © copyright

Haller Evans
 www.hallerevans.com
 01482 323033



Existing Second Floor Plan

Revisions	
A	Date

percy design

Architects ■ Designers ■ Project Managers ■ Planning Supervisors

Quaker Meeting Rooms
 4 Percy Street, Hull
 East Yorkshire
 HU2 8RH
 Telephone: 01482 326415
 Fax : 01482 218001
 E-mail : user@percydesign.co.uk

Client
Haller Evans Ltd

Job Title
**Dawson House, 481
 Beverley Road, Hull**

Drawing Title
Existing Second Floor Plan

Status Planning	
Date June 2023	Scale 1:50 @ A1
Drawn H.P.	Checked
	Approved
Dwg No. 2023-31/E03	Rev.