



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) / Producing c.£90,000 p.a. assuming fully let (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 Liz Haller [liz.haller@hallerevans.com](mailto:liz.haller@hallerevans.com) 07973 186943

### 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

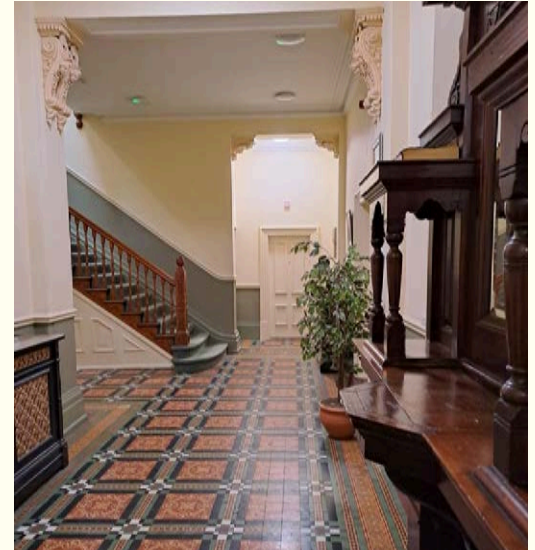
Each party will be responsible for their own legal costs, with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

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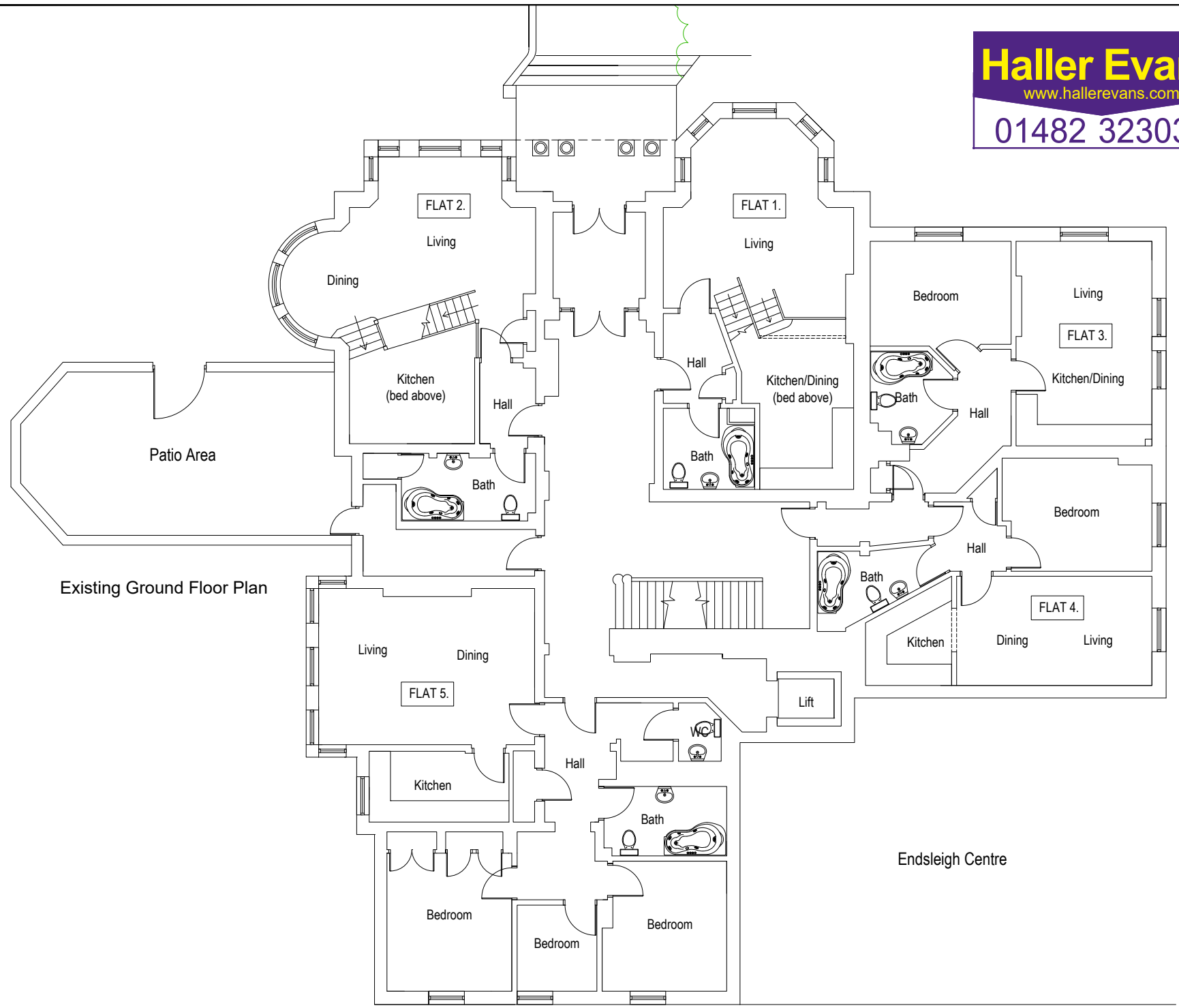
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A	Date	Revisions

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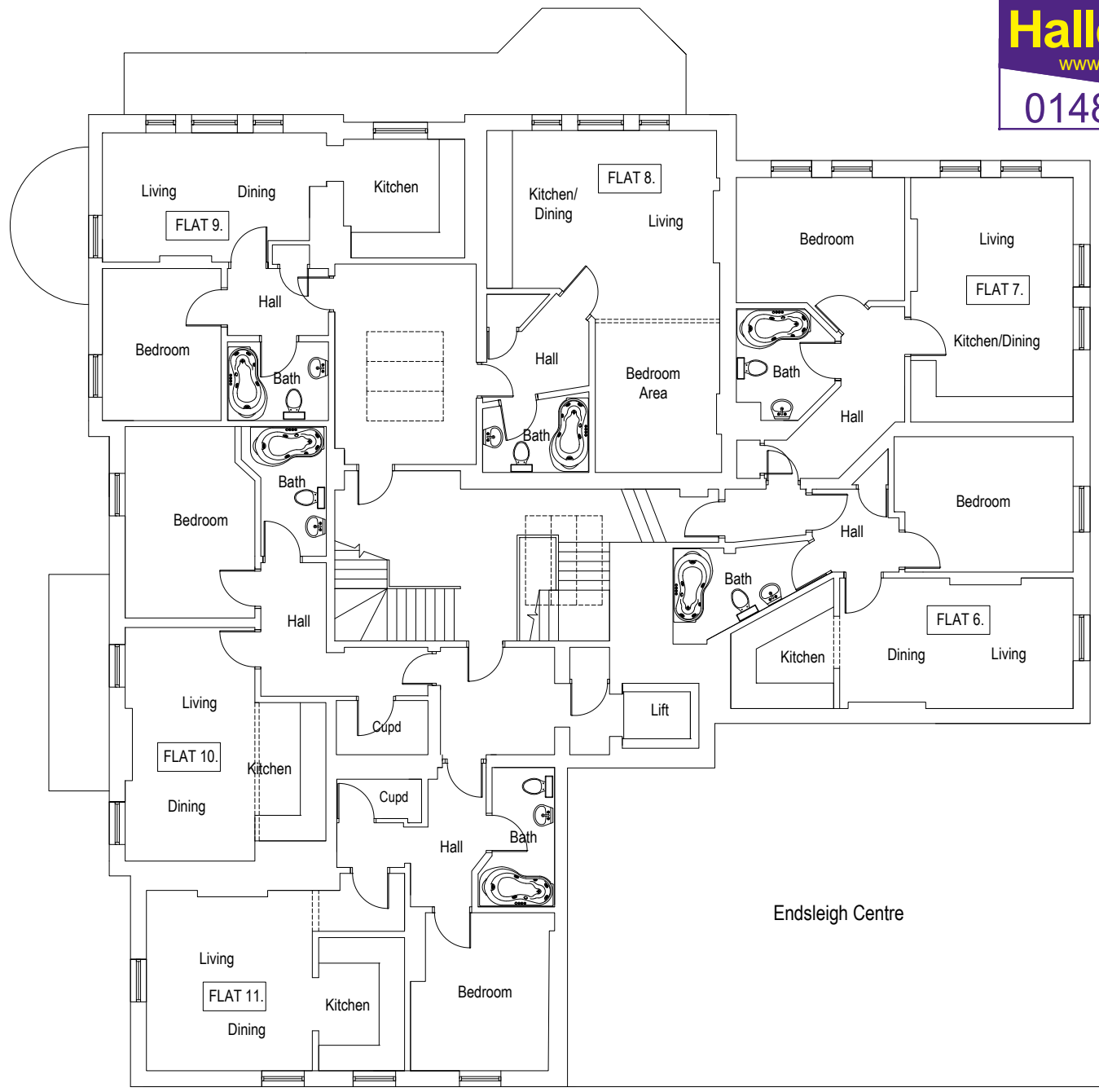
Job Title  
**Dawson House, 481  
 Beverley Road, Hull**

Drawing Title  
**Existing Ground Floor Plan**

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



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Existing First Floor Plan

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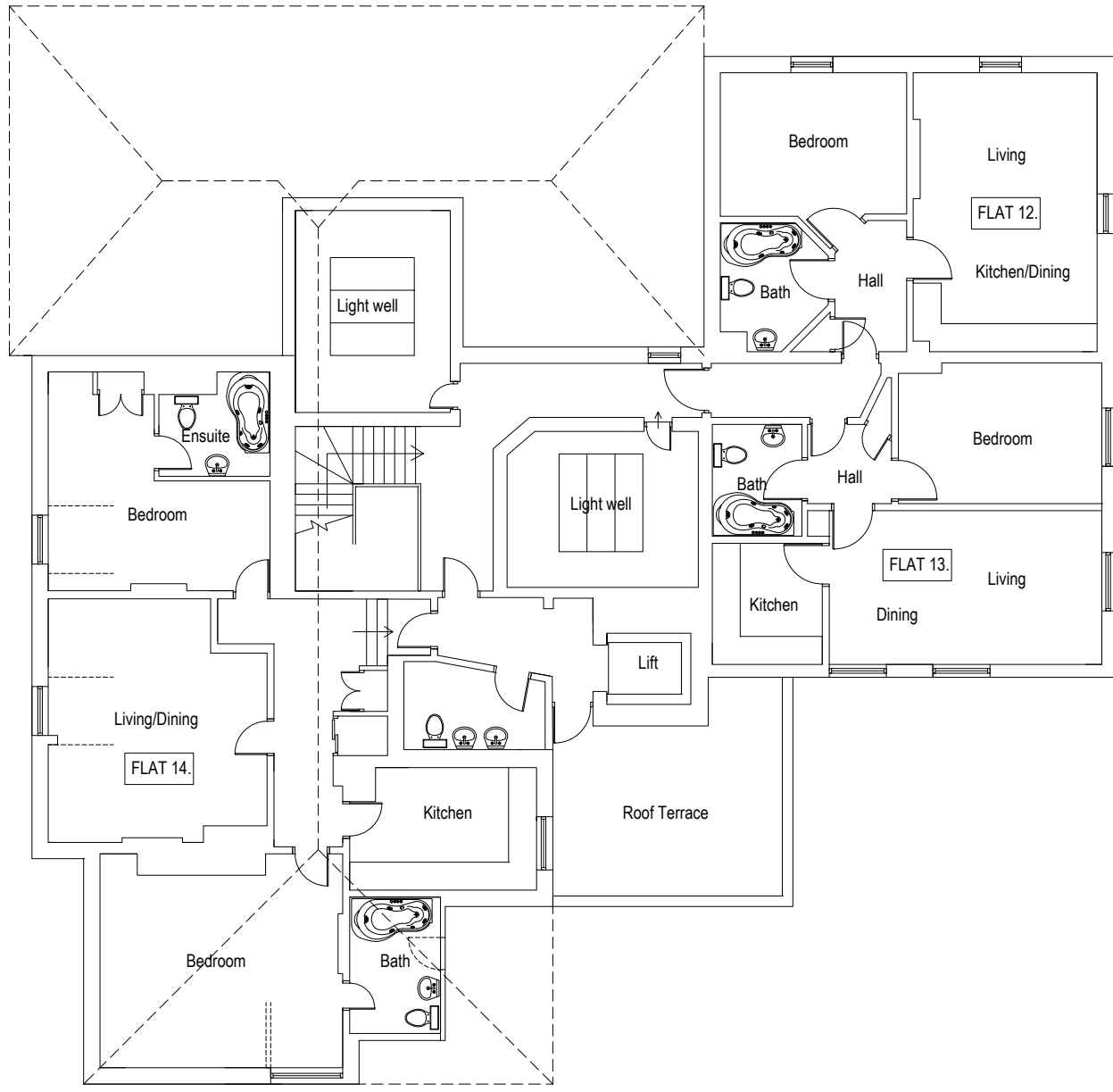
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Date	June 2023	Scale	1:50 @ A1
Drawn	H.P.	Checked	Approved
Dwg No.	2023-31/E02		Rev.

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Existing Second Floor Plan

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