

AVAILABLE SHORTLY



Apartment 14, Dawson House, 481 Beverley Road, Hull

TO LET - £695 per month

Haller Evans

Chartered Surveyors

A Second Floor **2 Bed Self-Contained Flat** in this magnificent Victorian building which is set in pleasant gardens off Beverley Road. The apartment is convenient for the University, local shops and only about one and a half miles from the City Centre. The apartment is equipped to the highest standards. The accommodation would suit business people or the retired. Features include polished hardwood floors, gas central heating, car parking and well equipped kitchen with fridge, freezer and washer/drier.

In detail the apartment offers:-

- Entrance Hall** with radiator, storage cupboard and wardrobe cupboard.
- Kitchen** approx 3.44m x 2.60m (11' 3" x 8' 6") with radiator, stainless steel inset sink, fitted floor and wall units incorporating electric hob and oven, extractor hood, fitted fridge and freezer, fitted Auto washer/drier. Vinyl flooring.
- Sitting Room** approx 5.22m x 4.73m (17' 2" x 15' 6") max with sloping ceilings and dormer window, radiator and laminate flooring, false cast iron fireplace.
- Bedroom 1** approx 5.17m x 4.64m (17' x 15' 3") with radiator, dormer window, false cast iron fireplace and fitted wardrobe and dressing table. Laminate flooring.
- En-suite Bathroom/WC** with white panelled bath with shower over and shower screen, low level w.c., pedestal wash hand basin, vinyl flooring, fitted wall mirror and shower light/socket.
- Bedroom 2** approx 2.37m x 2.50m (7' 9" x 8' 2") plus 4.83m x 2.27m (15' 10" x 7' 5") radiator, cast iron fireplace, dormer window, fitted wardrobes and dressing table, laminate flooring.
- En-suite Bathroom/WC** with white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low level w.c., fitted mirror and shower light/socket, radiator, part tiled walls. Vinyl flooring.

Tenants have the benefit of communal use of a disabled shower room, a roof garden and car parking.

- Services** The flat has separately metered supplies for gas, water, electricity and drainage.
- Council Tax Band** The flat is assessed in Band "A".
- Tenancy** The flat is available for 6 months or longer on an Assured Shorthold Tenancy at £695 per calendar month exclusive of Council Tax and all other outgoings. A deposit of £800 is required.
- Energy Performance Rating:** C - Click [here](#) for the full Report
- Further Information** Viewing by appointment only, contact Haller Evans info@hallerevans.com

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



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ADDITIONAL PHOTOS



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