



2 North View, Weel, Beverley, HU17 0SG

Informal Tender £115,000







# 2 North View

Beverley, HU17 0SG

- INFORMAL TENDER
- PARKING SPACE
- INVESTMENT OPPORTUNITY
- OPEN FIELD VIEWS
- IN NEED OF FULL REFURBISHMENT
- TENDER DATE - 25th JULY 2025

\*\*\* FOR SALE BY INFORMAL TENDER \*\*\*

The due tender date is 12 noon on Friday 25th July 2025 and all offers must be submitted in writing in a sealed envelope marked 'Tender - 2 North View, Weel' and delivered to the Beverley office.

A two bedroom terraced house with additional loft room in need of a full schedule of refurbishment, improvement and modernisation throughout. Located in Weel just on the other side of the river Hull this property offers bags of potential for the right buyer. With open field views to the rear and a private parking space at the front this property is ideal "start from scratch" project. Book your viewing today!



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## ACCOMMODATION COMPRISES

**RECEPTION ONE** 10'11" x 9'3" (3.35m x 2.84m)  
uPVC front door with glass panel, pendant light fitting, front aspect uPVC double glazed window and brick fire place.

**RECEPTION TWO** 13'0" x 10'11" (3.98m x 3.35m)  
Wood door with glass panels, pendant light fitting, rear aspect uPVC double glazed window, brick fire place with tiled hearth and wooden mantle piece.

**KITCHEN** 18'6" x 6'11" (5.64m x 2.12m )  
Wood door with glass panels, tiled floor, two strip lights, two side aspect uPVC double glazed windows, uPVC double glazed French doors, one and a half bowl drainer sink with mixer tap, splash back tiles, electric hob and oven, plumbing for dishwasher and washing machine with integrated fridge freezer.

**STAIRCASE AND LANDING** 11'2" x 4'6" (3.41m x 1.38m )  
Pendant light fitting, wooden banister and spindles have been removed but are available.

**BEDROOM ONE** 9'4" x 6'3" (2.85m x 1.92m)  
Wood door with brass handles, pendant light fitting, front aspect uPVC double glazed window and traditional fire place.

**BEDROOM TWO** 11'1" x 8'6" (3.38m x 2.60m)  
Wood door with brass handles, (currently not hung) with fanlight over, pendant light fitting, traditional fire place. Currently there is major damage to the ceiling following water ingress.

**BATHROOM** 9'4" x 4'6" (2.87m x 1.39m)  
Wood door with brass handles, central ceiling light, front aspect uPVC double glazed window, low flush WC, bath with mixer shower and pedestal wash hand basin.

**LOFT ROOM** 12'11" x 9'11" (3.95m x 3.03m)  
Accessed via a fixed wooden ladder, Velux window, wooden banister and spindles, eaves storage and damaged ceiling.



#### **EXTERIOR**

To the rear

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be B

#### **SERVICES :**

Mains water, electricity and drainage are connected. Gas is available by Calor Gas (Cylinders)

#### **TENURE :**

We understand the Tenure of the property to be Freehold.

#### **MORTGAGE CLAUSE :**

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### **PROPERTY PARTICULARS DISCLAIMER :**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.







Floor Plans



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

