

staniford
grays



3 Mill Lane, Beverley, HU17 9JD
For Sale By Informal Tender £130,000





3 Mill Lane

Beverley, HU17 9JD

- IN NEED OF FULL REFURBISHMENT
- OFF STREET PARKING
- FANTASTIC LOCATION
- CREATE YOUR DREAM HOME
- SPACIOUS ROOMS
- INFORMAL TENDER - CLOSING DATE 5TH DECEMBER

Prime Investment Opportunity A Detached Two Bedroom Property with Huge Potential

This property is being offered for sale by informal tender, with all offers to be submitted in writing to our Beverley Office by 12 noon on Friday 5th December 2025.

Ideally positioned at the top of Mill Lane, this detached two bedroom home presents an exceptional opportunity for investors, developers, or anyone seeking a rewarding refurbishment project or to create your dream home.

Offering generous proportions throughout, the ground floor features two spacious reception rooms and a kitchen with direct access to a rear yard, perfect for private parking, a landscaped garden, or a modern outdoor seating area. Upstairs, two double bedrooms and a bathroom provide an excellent foundation for transformation.

Just a short 15 minute walk from Beverley town centre and within easy reach of Tesco, ASDA, and local amenities including the very local fish and chip shop. The location alone makes this property a standout opportunity.

With strong demand for refurbished homes in the area, this property offers outstanding scope to add value and achieve strong rental or resale returns.

Opportunities like this are not common, get in touch and book your viewing today!



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 2'10" x 2'9" (0.88m x 0.85m)
Wooden front door and vinyl tiled floor.

RECEPTION ROOM ONE 11'3" x 10'4" (3.44m x 3.17m)
Wood door, exposed floor boards, pendant light fitting, front aspect wooden window.

RECEPTION ROOM TWO 11'4" x 11'3" (widest and longest) (3.47m x 3.44m (widest and longest))
Wooden door, pendant light fitting, front aspect wooden window, storage cupboard, fire place with tiled hearth and mantle piece.

KITCHEN 14'4" x 8'2" (4.38m x 2.50m)
Wooden rear door with privacy glass panels, two pendent light fittings, rear aspect wooden window, storage cupboard and a sink unit.

STAIRCASE AND LANDING 11'6" x 8'0" (3.53m x 2.45m)
Exposed floor boards, two pendant light fittings, rear aspect privacy window, wooden hand rail and a loft hatch.

BEDROOM ONE 11'3" x 10'5" (3.43m x 3.19m)
Wooden door, exposed floor boards, pendant light fitting and a front aspect wooden window.

BEDROOM TWO 11'4" x 8'5" (3.46m x 2.57m)
Wooden door, exposed floor boards, pendant light fitting and a front aspect wooden window.

BATHROOM 8'5" x 6'5" (2.57m x 1.96m)
Wooden door with traditional latch, central ceiling light, rear aspect wooden window, low flush WC, wash hand basin, electric wall heater and a sunken bath.

EXTERIOR
To the rear a flagged yard with wooden double gates and a brick out house. To the front a wrought iron gate with concrete block wall and gravel borders.



INFORMAL TENDER PROCESS

Informal Tender Process

This property is being offered for sale by informal tender, with all offers to be submitted in writing by 12 noon on Friday 5th December 2025.

Interested parties should submit their best and final offer, stating the amount they wish to pay, their position (e.g. cash buyer or subject to mortgage), and any conditions attached to the offer. Offers should be submitted in a sealed envelope clearly marked "Property Tender – 3 Mill Lane, Beverley" to our Beverley office by the deadline above.

The seller reserves the right not to accept the highest or any offer. All offers will be opened and reviewed after the closing date, and the successful party will be contacted directly.

COUNCIL TAX:

We understand the current Council Tax Band to be C

SERVICES :

Mains water, gas, electricity and drainage are connected.

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 bevsaes@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



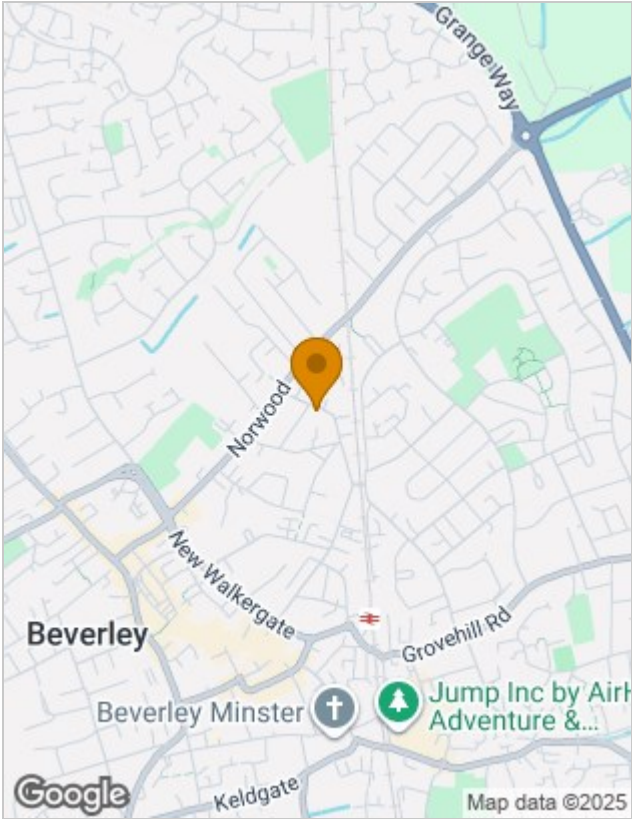
Viewing

Please contact our Beverley Office 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

