

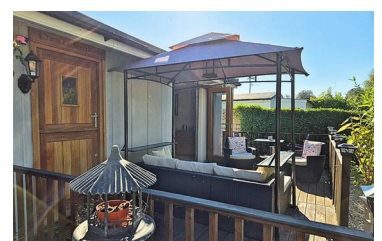


252 Anthonys Bank, Humberston Fitties Grimsby, North East Lincolnshire DN36 4EY

*** A GREAT OPPORTUNITY TO PURCHASE THIS LOVELY HOLIDAY CHALET
 *** This turn key property is of wood construction and is situated on the very popular location known as The Fitties nestled within walking distance of the renowned fabulous natural beach of Humberston. The property is ideal for a second home or a holiday let and can be occupied for 10 months of the year. The accommodation offers a cosy living space which comprises of; entrance hall, lounge with bi-fold doors to the veranda and archway to the kitchen diner, two double bedrooms and family bathroom. The property enjoys a secluded position set back from the road behind mature hedging with a gravelled driveway providing ample off-road parking, the front garden is mainly laid to lawn with mature hedging to the boundaries, mature planting to raised beds and a wooden veranda providing an outside seating area with gazebo above. To the rear of the property is a private garden which is paved for low maintenance, a further paved area providing an ideal space for a hot tub, timber shed with electric and further outside electric point. All chattels can be included with the purchase. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

- HUMBERSTON FITTIES
HOLIDAY HOME
- DETACHED CHALET
- KITCHEN DINER
- LOUNGE
- TWO DOUBLE BEDROOMS
- BATHROOM
- DOUBLE GLAZING
- LARGE FRONT GARDEN
AND DECKED VERANDA
- PRIVATE REAR GARDEN
- NO FORWARD CHAIN

Chain Free £90,000



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a wooden stable door into the hallway.

HALLWAY

The welcoming hallway way has fitted entrance mat with carpeted flooring, solid Oak connecting doors and radiator.



LOUNGE

15'0" x 10'4" (4.59 x 3.15)

The cosy lounge has coving to the ceiling, carpeted flooring and Double glazing wooden bi-folding doors leading to the decked veranda. Feature slate effect panel to the wall with wall mounted modern electric fire. Archway leading to the kitchen diner.



LOUNGE



LOUNGE



LOUNGE



KITCHEN DINER

10'0" x 9'0" (3.06 x 2.75)

The kitchen diner benefits from a large range of cream fronted wall and base units with contrasting work surfaces and tiled splashbacks and incorporates a composite sink and drainer, gas hob with electric fan assisted oven beneath and under counter fridge. Wall mounted combination boiler with matching larder unit. (2 years warranty remaining). Finished with coving to the ceiling, vinyl flooring, dual aspect uPVC double glazed windows, double glazed stable style door leading to the private rear garden and radiator. Having ample room for a dining table and archway leading to the lounge.



KITCHEN DINER



BEDROOM ONE

11'9" x 10'4" (3.59 x 3.16)

The largest of the two bedrooms is to the front aspect with a wooden double glazed window with blinds fitted, carpeted flooring and radiator fitted. Handy built in storage.



BEDROOM ONE



BEDROOM TWO

11'6" x 10'4" (3.53 x 3.16)

The second double bedroom can also be used as a dining room and is to the rear aspect with a uPVC double glazed window, wood effect laminate flooring, radiator and built in wardrobes with sliding doors.



BEDROOM TWO



BATHROOM

8'8" x 7'1" (2.66 x 2.17)

The larger than average bathroom benefits from a white four piece suite comprising of; Bath, pedestal hand wash basin, low flush wc and corner shower with curved glazed screens. Finished with fully tiled walls, vinyl flooring, down lights to the ceiling, radiator and two uPVC double glazed windows with blinds fitted to the rear aspect. Large utility cupboard with shelving and an automatic washer dryer.



OUTSIDE

THE VERANDA

The decked veranda provides the ideal relaxing or entertaining area for those lazy sunny afternoons with a gazebo for shade and ample space for outside dining.



THE VERANDA



THE VERANDA



THE GARDENS

The property sits back from the road with mature hedging and planting to the boundaries and double wooden entrance gates leading to the shingle driveway which provides ample off road parking for several vehicles. Having a large lawn area with mature planting to the borders and feature raised planting beds. Access to the side of the property leads to the rear garden with three handy wooden stores.



REAR GARDEN

The private rear garden is paved for low maintenance with fenced boundaries and provides a secluded retreat. There are outside electrics and a further paved area ideal for a hot tub, outside tap and timber shed with electrics fitted and fridge freezer.



THE GARDENS



THE GARDENS



FRONT VIEW



TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold for a period of 65 years from 1st January 2019 with the current annual ground rent being charged at £3818.08 inc VAT, in addition there is a service charge which is currently £1010.88 inc VAT for the current year (these costs can change) and this includes water and sewerage. Confirmation / verification has been requested. Please consult us for further details.

OCCUPANCY

We can confirm the Holiday Homes on Humberston Fitties Holiday Park are for holiday use only. The Holiday Homes are not permitted to be used as a main or partial residence. It is a requirement that upon completion of a sale, a correspondence address provided to Tingdene Holiday Parks Ltd that differs from the Holiday Home address. The owners of the Holiday Home, will be required to, upon request, to provide Tingdene Holiday Parks Ltd with proof of residence, should this be requested at any time.

COUNCIL TAX BAND & EPC RATING

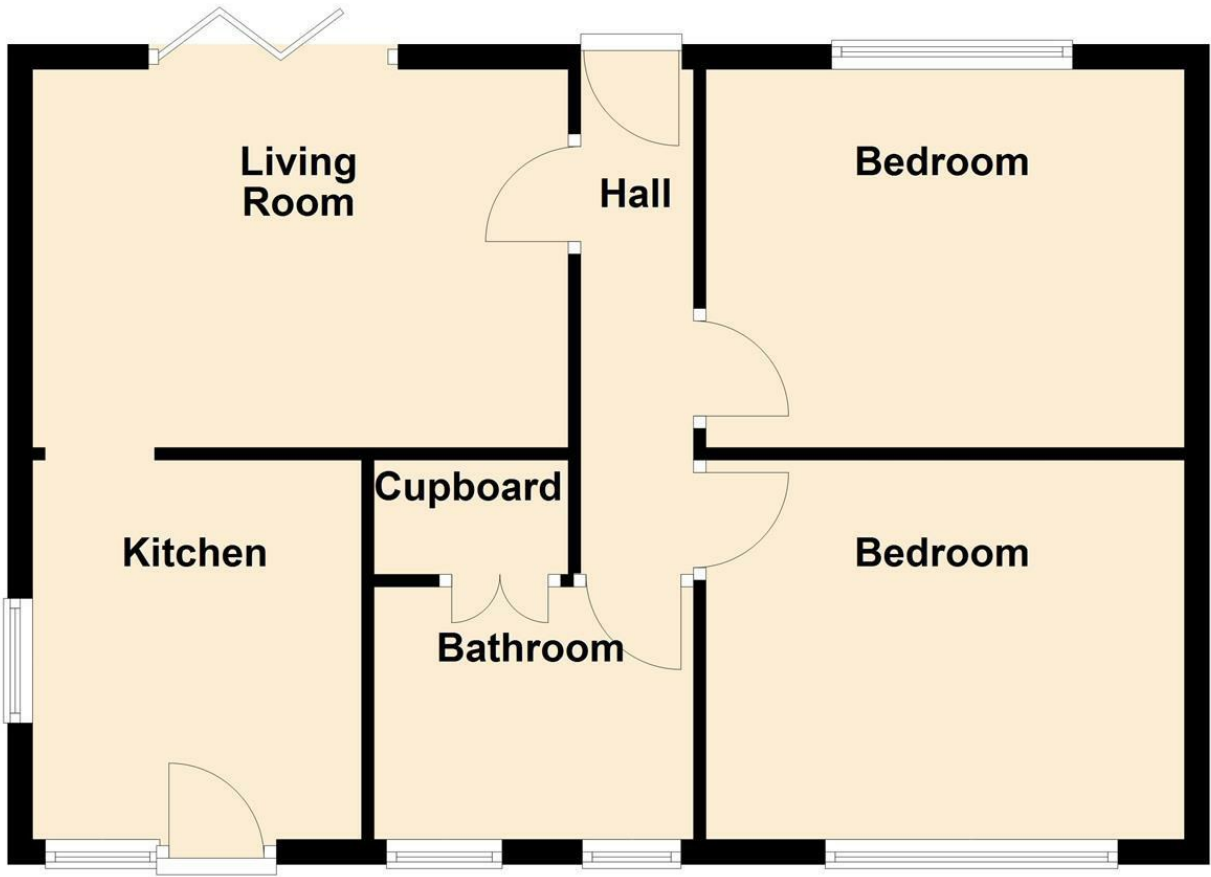
Council Tax Band - A
EPC -

OPENING TIMES

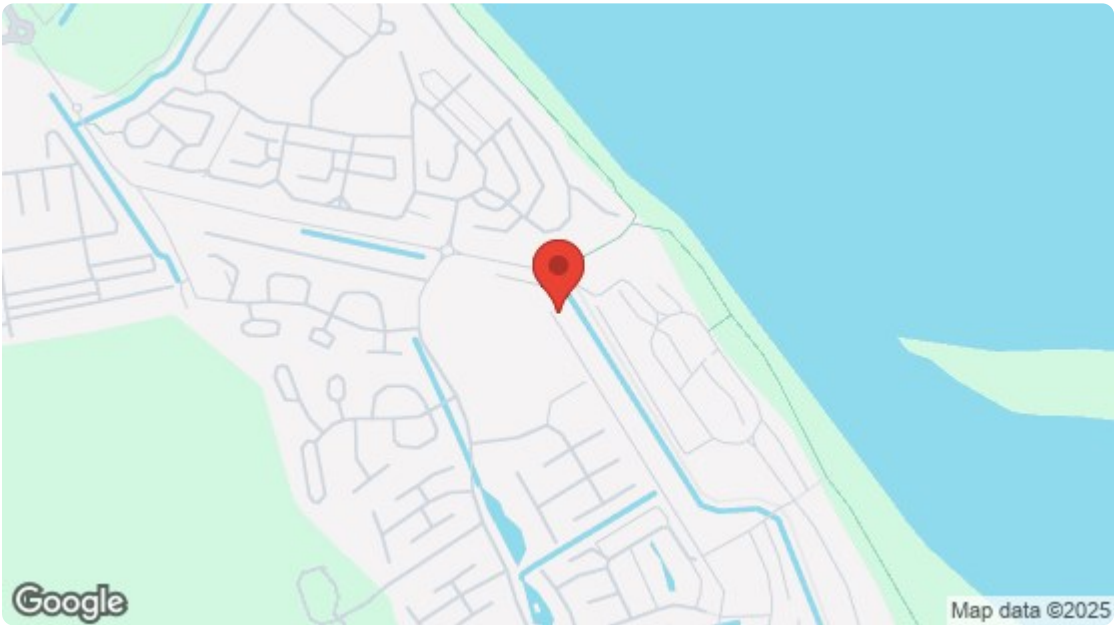
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

Approx. 57.0 sq. metres (613.7 sq. feet)



Total area: approx. 57.0 sq. metres (613.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	74
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.