

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 300 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

**PURCHASE PRICE £90,000 -LEASEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£90,000

#### TENURE

We understand the property to be Leasehold, with 62 years remaining on the lease but this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited  
Registered in England No. 4782567



## 300 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Bettles, Miles and Holland are pleased to offer for sale this detached chalet on the ever popular Humberston Fitties site, the chalet is within walking distance of the beach and Cleethorpes Sea Front. The chalet comprises of an entrance hall, a lounge with three windows allowing the light to flood in, a fitted kitchen/breakfast room, two good size bedrooms and a bathroom with a separate shower cubicle. The gardens surround the property and are well established, there is a decked patio area outside the back door and two timber sheds. The property benefits from U.PVC double glazing and is central heated.

The chalet is leasehold with a 65 year lease from from 2018.

Annual Lease Fee £3,021.50 + VAT

Service Charge (estimated) £751.32 + VAT

### ENTRANCE HALL

Through a u.PVC double glazed door into the hall where doors to all rooms lead off, a central heating radiator and a light to the ceiling.

### LOUNGE

15'0 x 9'6 (4.57m x 2.90m)

The lounge with u.PVC double glazed windows to the side and front allowing plenty of light in, a black feature fire surround with a black hearth and a tiled back and an electric fire, a central heating radiator and a light to the ceiling.



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### KITCHEN/BREAKFAST ROOM

14'2 x 10'8 (4.32m x 3.25m)

With a range of cream wall and base units with contrasting work surfaces and tiled reveals, a white sink and drainer with a chrome mixer tap. An integrated oven and a hob with an extractor above, integrated fridge and freezer and plumbing for a washing machine. A central heating radiator, u.PVC double glazed windows to the rear and side and a u.PVC double glazed door leading to the decking in the garden, tiled effect laminate to the floor and a light to the ceiling.



### BEDROOM 1

12'9 x 8'10 (3.89m x 2.69m)

This bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



### BEDROOM 2

7'8 x 10'10 (2.34m x 3.30m)

With a u.PVC double glazed window to the rear, a central heating radiator and a light to the ceiling.

### BATHROOM

8'11 8x 8'4 (2.72m 2.44mx 2.54m)

The bathroom with a white suite comprising of a claw foot bath and chrome mixer shower tap, a pedestal wash hand basin with chrome taps, a toilet and a desperate shower enclosure, a central heating radiator and a heated tower rail. A u.PVC double glazed window to the rear, tile effect laminate flooring, tiled splash backs and tiles and boarding to the shower and a light to the ceiling.



### OUTSIDE

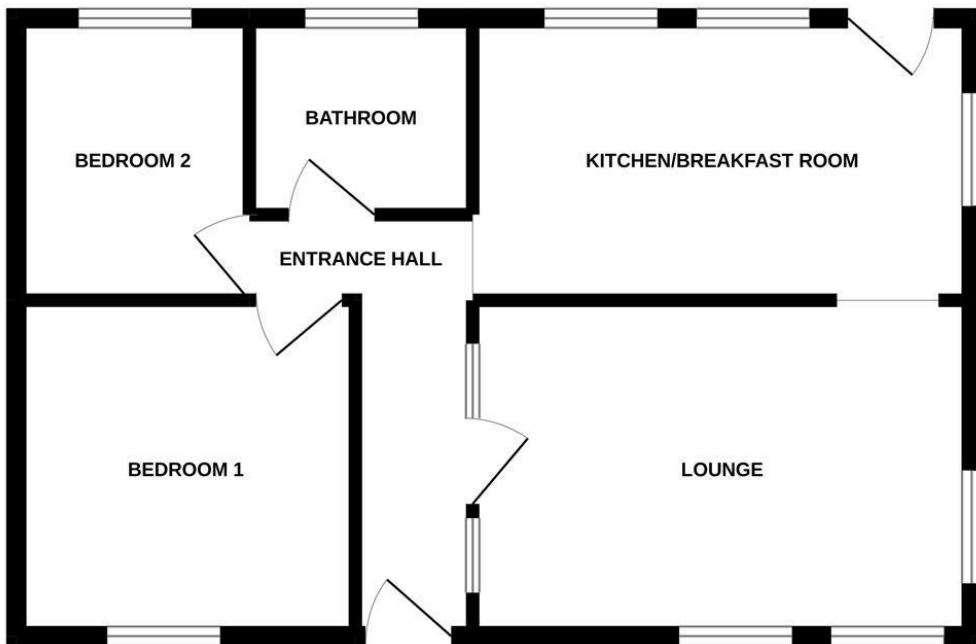
### 300 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

The front of the property has a fenced boundary, decorative stones and concreted for parking, borders with established plants, shrubs and trees.

The rear of the property has a fenced boundary and wooden gates, a decked patio area from the back door, borders with established, plants and shrubs and two timber sheds.




## GROUND FLOOR




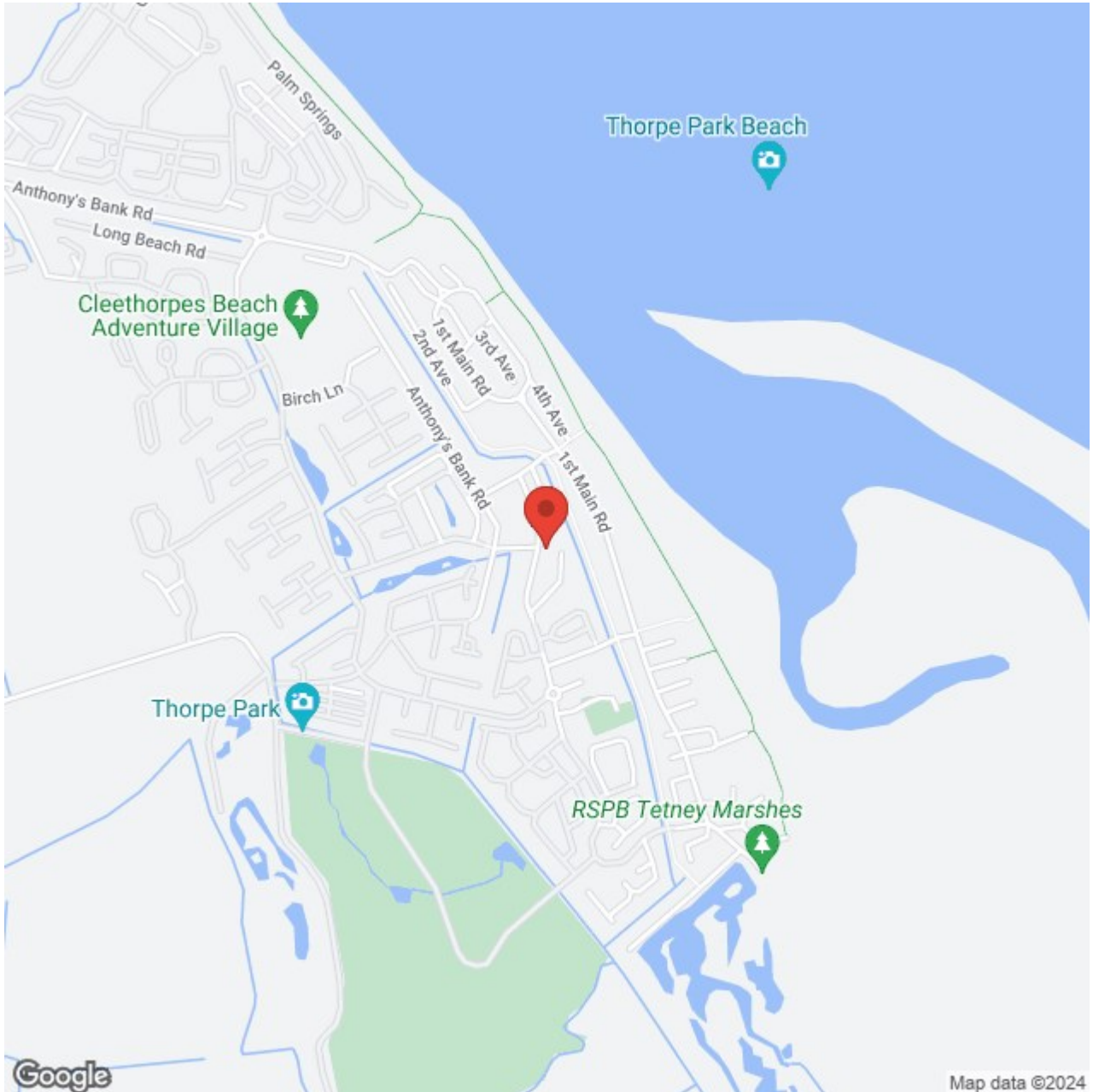
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>32</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker Emma Hyldon can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or [emma@personal-touch-mortgages.co.uk](mailto:emma@personal-touch-mortgages.co.uk).

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of Emma Hyldon Personal Touch Mortgages but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and Emma Hyldon.)*

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

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland