

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

203, 6TH AVENUE HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £155,000 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£155,000

TENURE

We understand the property to be Leasehold with a 65 year lease from 2019 but this is to be confirmed by the solicitors



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



203, 6TH AVENUE HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this great opportunity to purchase a chalet that backs onto the beach, just a short distance over the hill. These chalets do not come up very often so this is an opportunity not to be missed. The views are amazing too. The chalet comprises of a lobby, a lovely lounge to the rear of the property which benefits the beautiful views. There is a fitted kitchen with a dishwasher, gas cooker and fridge/freezer, three bedrooms, two of which are doubles and are at the rear of the property to wake up and enjoy the views, and a shower room. The chalet has a great size front garden with a decked area and ample parking and a rear garden again with the views and the access to the beach. The chalet benefits from double glazing and central heating. Viewing is an absolute must.

*****Lease term 65 years from 2018, Ground rent £3,021.50 + V.A.T. & £751.32 (estimated) service charge*****

LOBBY

21'4 x 4'7 (6.50m x 1.40m)

With a hardwood and glazed door into the lobby and double glazed windows, a central heating radiator, vinyl to the floor and wall lights.



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LOUNGE

14'0 x 11'2 (4.27m x 3.40m)

The lounge with a u.PVC double glazed window to the rear, a brick fire surround with an inset pebble effect fire, a storage cupboard housing the central heating boiler, a central heating radiator and a light to the ceiling.



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KITCHEN

11'1 x 6'7 (3.38m x 2.01m)

The kitchen with a range of white wall and base units with contrasting work surfaces and tiled reveals, a stainless steel circular sink and drainer with a chrome mixer tap. A gas cooker, a dishwasher and fridge and freezer. A u.PVC double glazed window to the side and a hardwood and glazed door to the rear garden, a central heating radiator, vinyl to the floor and a light to the ceiling.



SHOWER ROOM

4'5 x 4'1 max 9'2 (1.35m x 1.24m max 2.79m)

The shower room with a white suite comprising of a pedestal wash hand basin with chrome taps, a toilet with a central chrome flush, and a shower enclosure. Fully tiled walls, a double glazed window to the front, a chrome ladder style radiator, vinyl to the floor and a light to the ceiling.



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BEDROOM 1

11'1 x 9'5 (3.38m x 2.87m)

This double bedroom is accessed from bedroom 3 and is to the rear of the property with a u.PVC double glazed window and single glazed window to the side, a central heating radiator and a light to the ceiling.



BEDROOM 2

11'1 x 8'9 (3.38m x 2.67m)

Another double bedroom to the rear of the property u.PVC double glazed window to the rear and a single glazed window into the lobby, a central heating radiator and a light to the ceiling.



BEDROOM 3

4'7 x 7'11 (1.40m x 2.41m)

With double glazed windows to the side and front, a central heating radiator, vinyl to the floor and a light to the ceiling.



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OUTSIDE

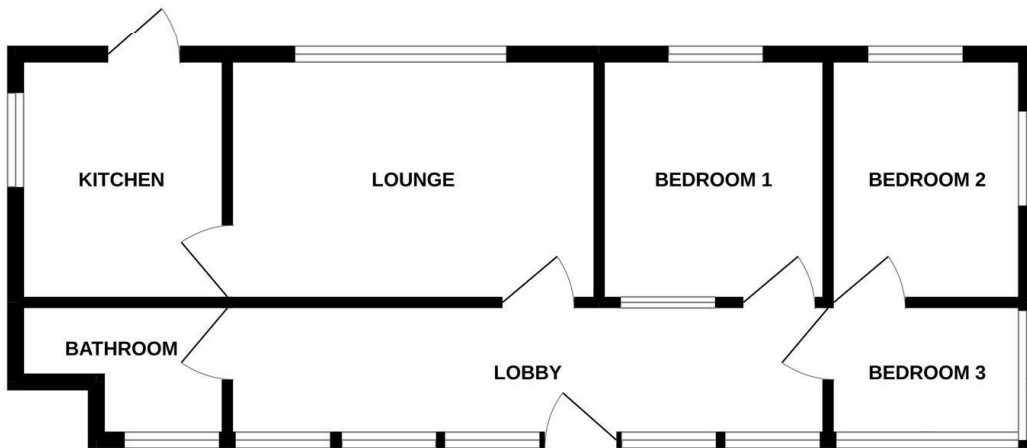
The gardens surround the property and there is a fenced boundary with wooden gates, it is mainly laid to lawn, there is a decked area and a pathway. The views from the garden are fabulous and backing onto the beach what more could you wish for, there is also parking for multiple vehicles.



VIEW



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) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

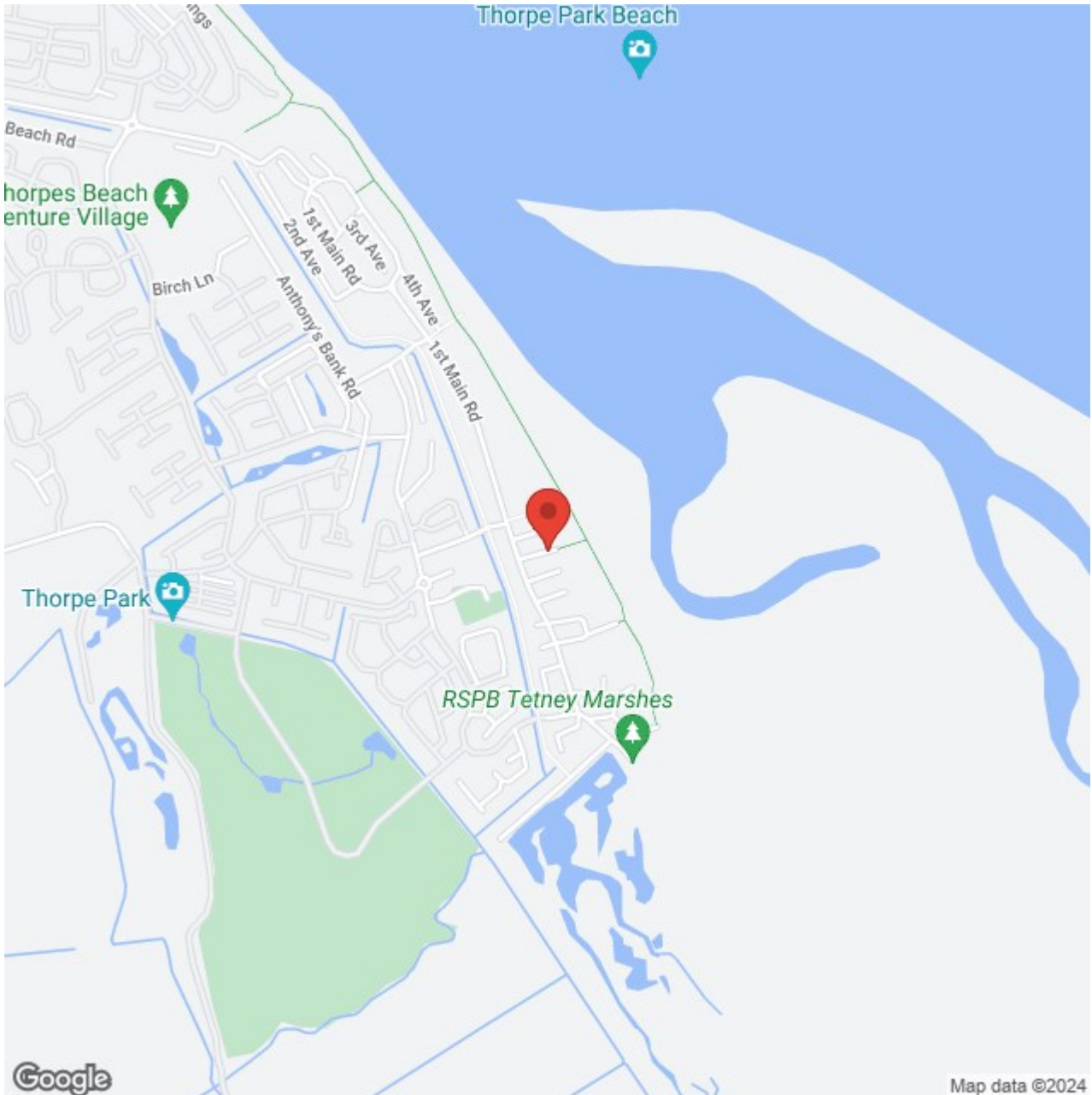


Environmental Impact (CO₂) Rating

	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



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.

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