

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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To view our Properties on the Internet:

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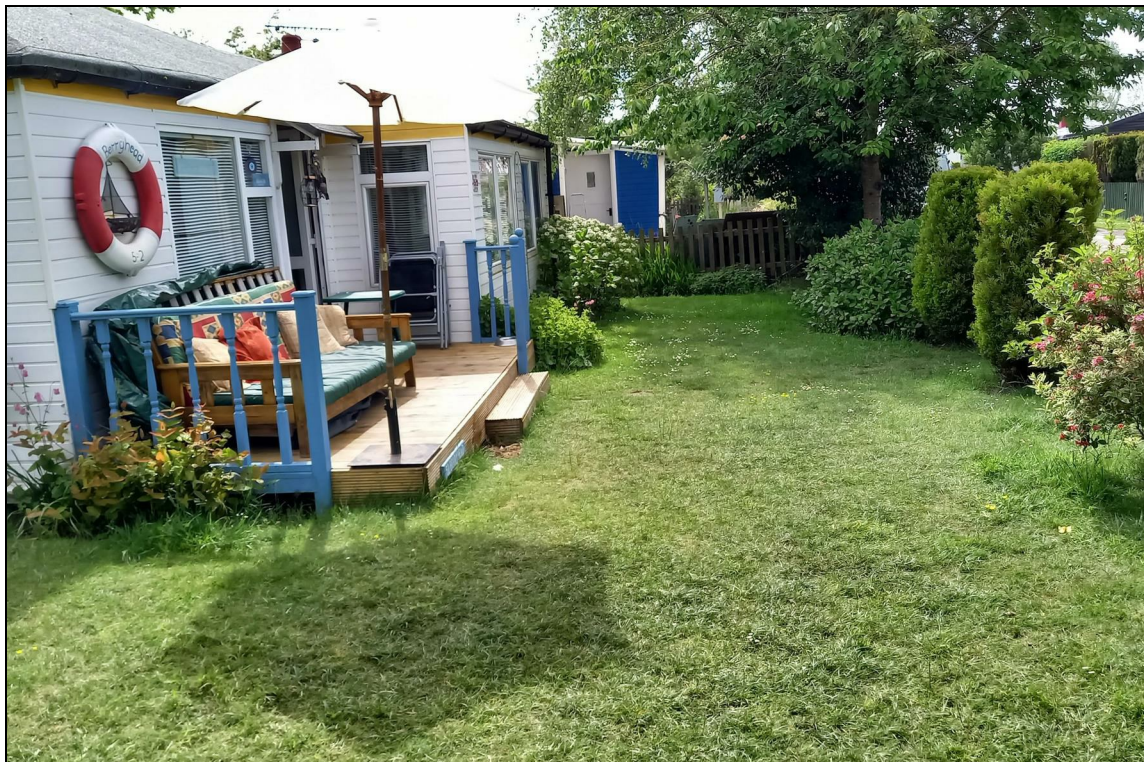
www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

52 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £85,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£85,000

TENURE

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



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



52 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this traditional chalet on the Humberston Fitties site. The chalet comprises of two original huts from the American wartime airbase at Goxhill Lincolnshire where Clarke Gable the Film Star was based. The chalet is also recognized by the council's Heritage Department and there is photographs or the original owners so you can relive the history of the chalet. The chalet comprises of an entrance porch with a door to the shower room, then into the fitted kitchen, the lounge with an open fire for those cosy nights, a snug for watching the world go by or reading, two double bedrooms and a dining room or third bedroom. The chalet is set in the middle of the plot and is laid to lawn and there is a decking area to the front for enjoying those long summer days and nights. The chalet is in need of updating.

ENTRANCE

Through a hardwood door into the porch with a door to the shower room and access to the kitchen.

FRONT



SHOWER ROOM

12'7 into wc x 6'0 max (3.84m into wc x 1.83m max)

With a white sink set in a vanity unit with a chrome mixer tap and a separate shower enclosure. A window to the side, vinyl to the floor and a light to the ceiling. Then there is a door to separate WC.



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KITCHEN

The kitchen with a range of cream units with a dark brown trim with contrasting work surfaces, a sink unit with a chrome mixer tap. An electric cooker and a fridge/freezer. Vinyl to the floor and a light to the ceiling.



LOUNGE

14'6 x 11'7 (4.42m x 3.53m)

The lounge with an open fire with a brick fire surround, double doors into the snug, windows to the rear, an electric heater and lights to the beams.



LOUNGE



52 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

SNUG

14'7 x 4'4 (4.45m x 1.32m)

With windows to the front and sides the snug makes an ideal place for relaxing and reading.



BEDROOM 3/DINING ROOM

14'3 x 5'11 (4.34m x 1.80m)

This room can be used as a dining room or a bedroom and has windows to the rear and side and a side door to the garden. It is believed that Clark Gable slept in this room.

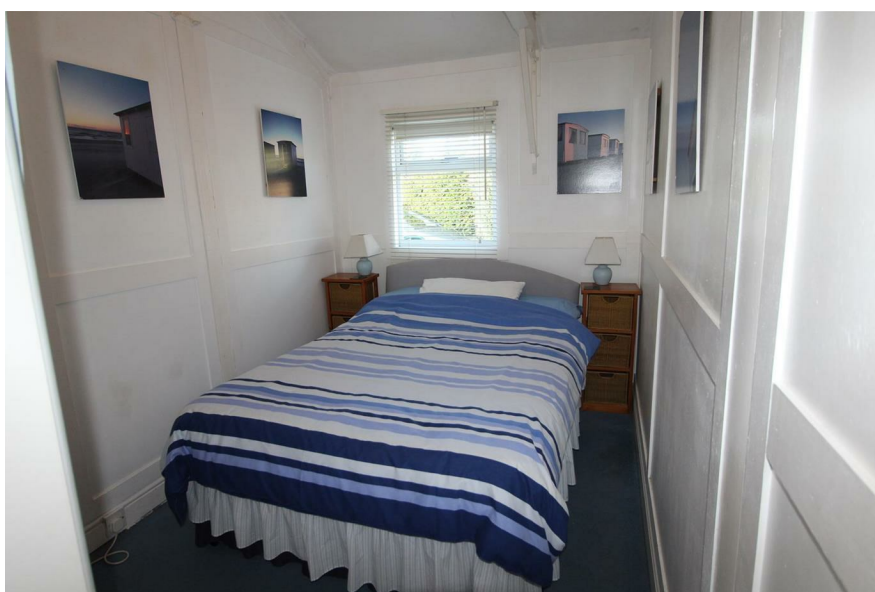


52 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

BEDROOM 1

11'6 x 7'0 (3.51m x 2.13m)

This double bedroom with a window to the side and a light to the ceiling.



BEDROOM 2

11'6 x 6'8 (3.51m x 2.03m)

Another double bedroom with a window to the side and a light to the ceiling.

OUTSIDE

The chalet sits in the middle of the plot and has a fenced boundary and is mainly laid to lawn with established plants, bushes and shrubs, a timber shed and an Anderson shelter. There is also parking.

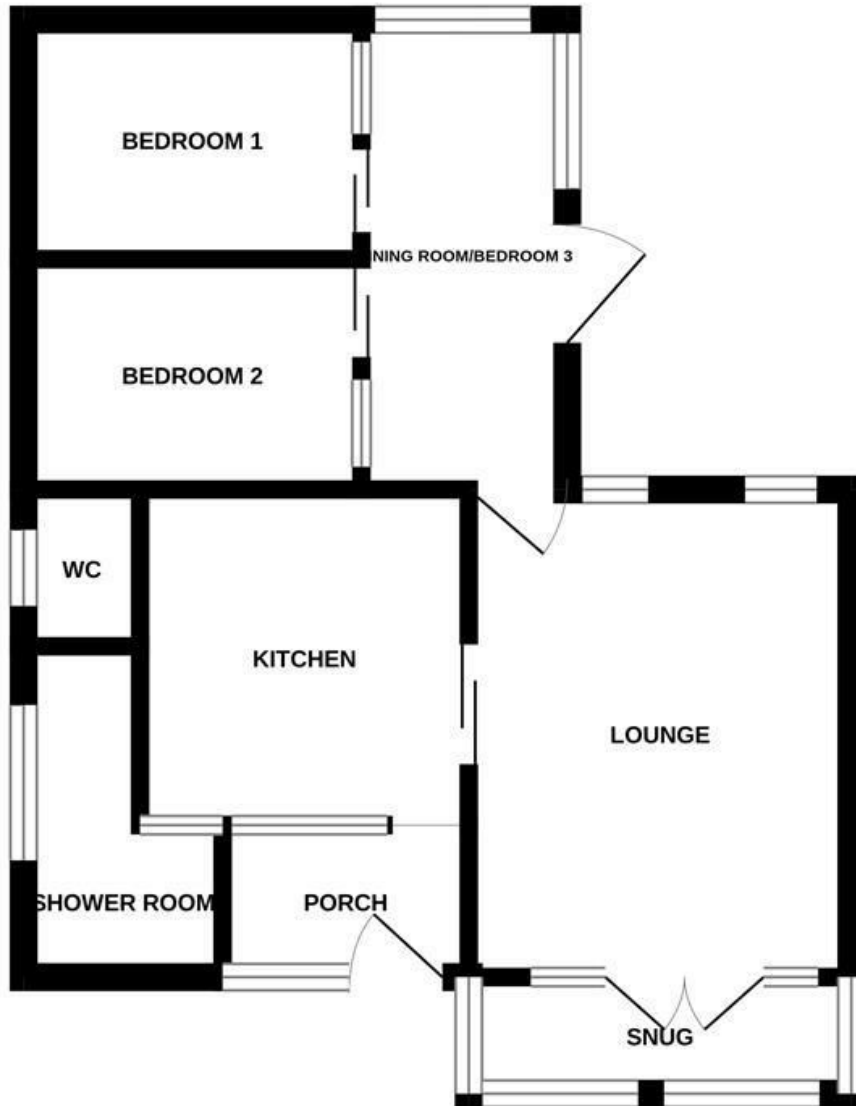


52 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

OUTSIDE

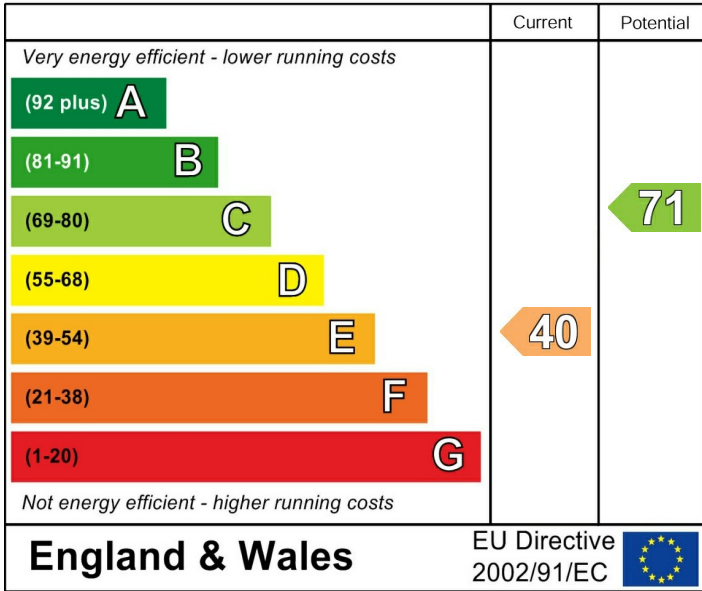


GROUND FLOOR

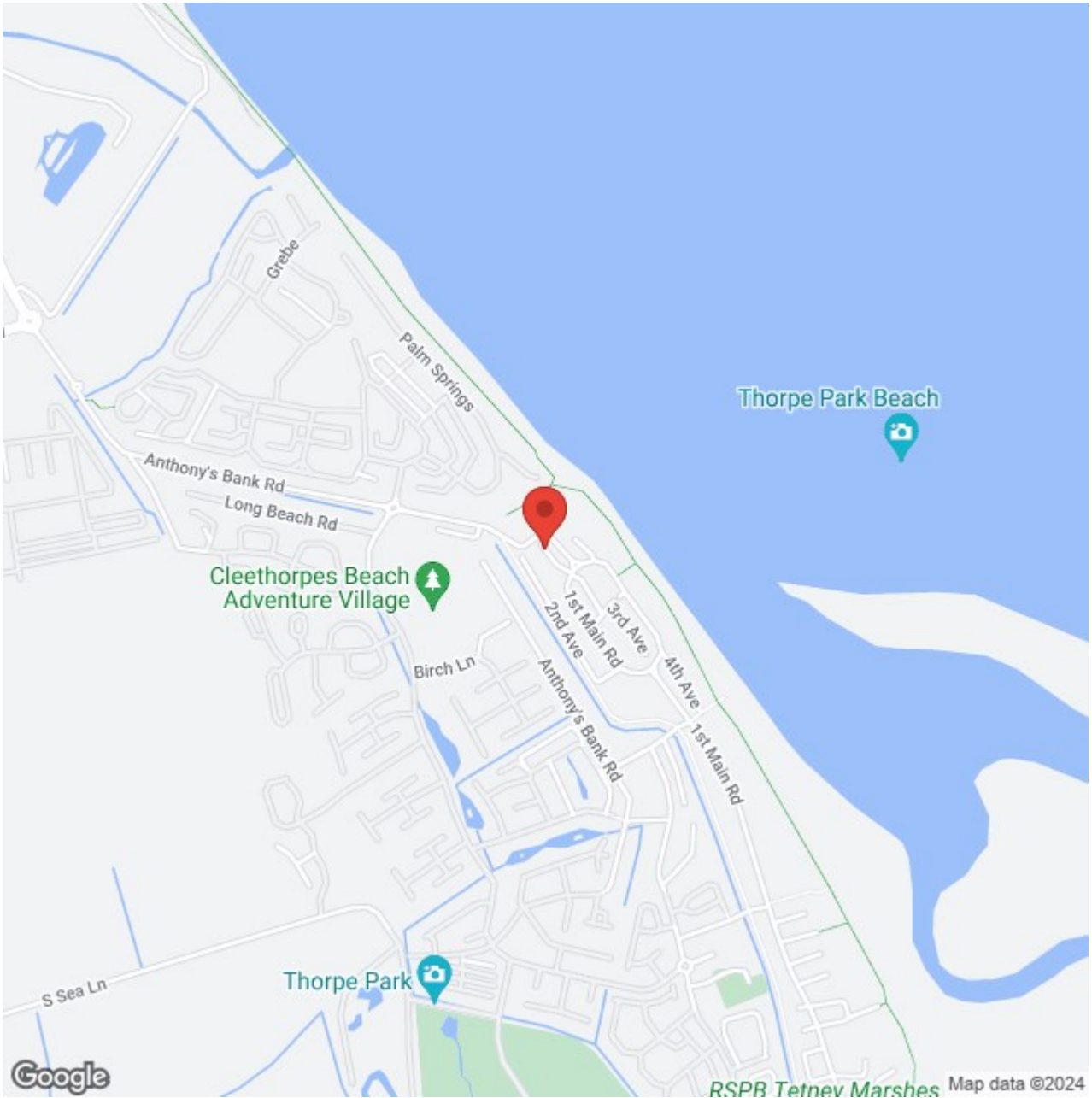
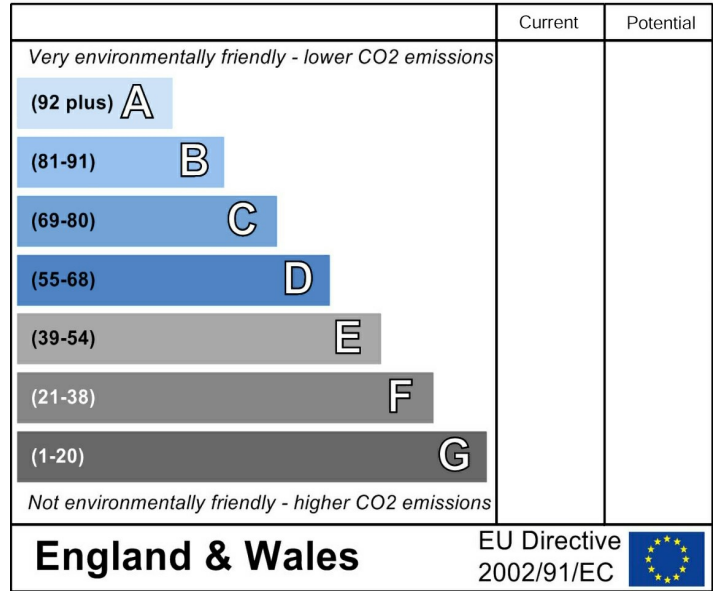


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Environmental Impact (CO₂) Rating



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.

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

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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.**

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