

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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To view our Properties on the Internet:

[www.bmhestateagents.com](http://www.bmhestateagents.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

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### PROPERTY FOR SALE

**11TH AVENUE, HUMBERSTON FITTIES, HUMBERSTON GRIMSBY**

**PURCHASE PRICE £80,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£80,000

#### TENURE

We understand the property to be Leasehold with a 65 year lease from 2018 and this is to be confirmed by the solicitors



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



## 213 11TH AVENUE, HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this detached chalet on the ever popular Humberston Fitties site. The chalet is tucked away down 11th Avenue and is a stone's throw from the beach. The chalet comprises of a fitted kitchen, a lounge, two double bedrooms and a bathroom. The chalet has electric heating, double glazing and a well maintained garden. This chalet is offered for sale with no chain.

\*\*\*\*\*Lease term 65 years from 2018, Ground rent £2,880.00 + V.A.T. £852.30 service charge\*\*\*\*\*

### **KITCHEN**

4'1 x 10'10 (1.24m x 3.30m)

Up the wooden steps and through a hardwood door into the kitchen with a range of base units with contrasting work surfaces. A stainless steel sink unit with chrome taps, an electric cooker with a stainless steel splash back and a hot water boiler. There is a double glazed window and laminate to the floor.



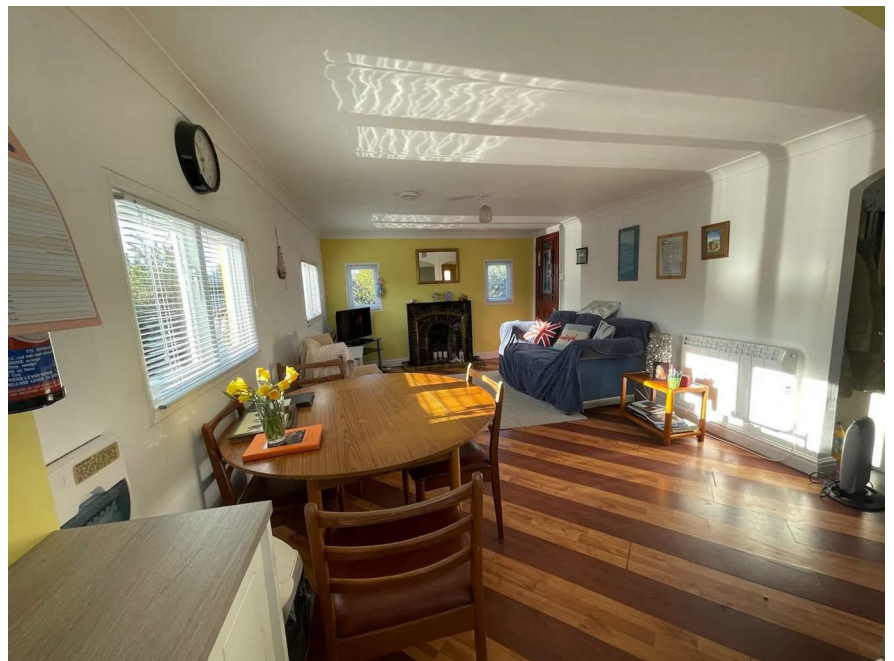


**213 11TH AVENUE, HUMBERSTON FITTIES, HUMBERSTON GRIMSBY**

**LOUNGE**

15'10 x 10'10 (4.83m x 3.30m)

The lounge with four double glazed windows, a feature tiled fireplace, laminate to the floor, an electric heater, a light and coving to the ceiling.



**LOBBY**

With a double glazed window, a built in cupboard, space for a fridge/freezer, laminate to the floor and a light to the ceiling.

**BATHROOM**

5'0 x 8'6 (1.52m x 2.59m)

The bathroom with a white suite comprising of a paneled bath with an electric shower over and a shower screen, a WC and a pedestal wash hand basin all with chrome fittings. Fully tiled walls and floor, loft access and spot lights to the ceiling.



**BEDROOM 2**

6'4 x 8'3 (1.93m x 2.51m)

With a double glazed window, laminate to the floor, an electric heater and a light to the ceiling.





## 213 11TH AVENUE, HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### **BEDROOM 1**

11'9 x 6'4 expanding to 12'0 (3.58m x 1.93m expanding to 3.66m)

This double bedroom with a double glazed window, an electric heater, laminate to the floor and a light to the ceiling.



### **OUTSIDE**

The chalet has a fenced boundary and is mainly laid to lawn with a path and wooden steps to the door. There is also a timber shed.

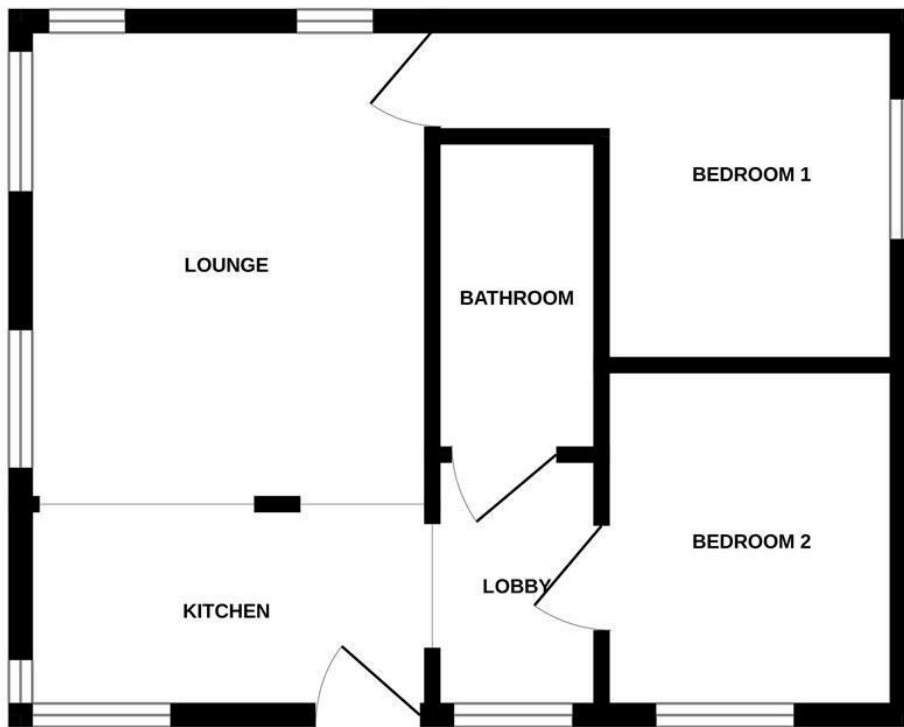




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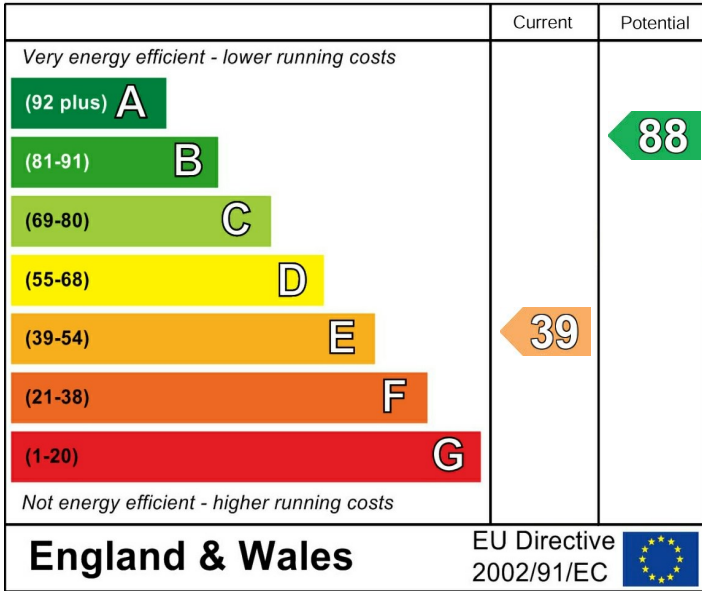
## GROUND FLOOR



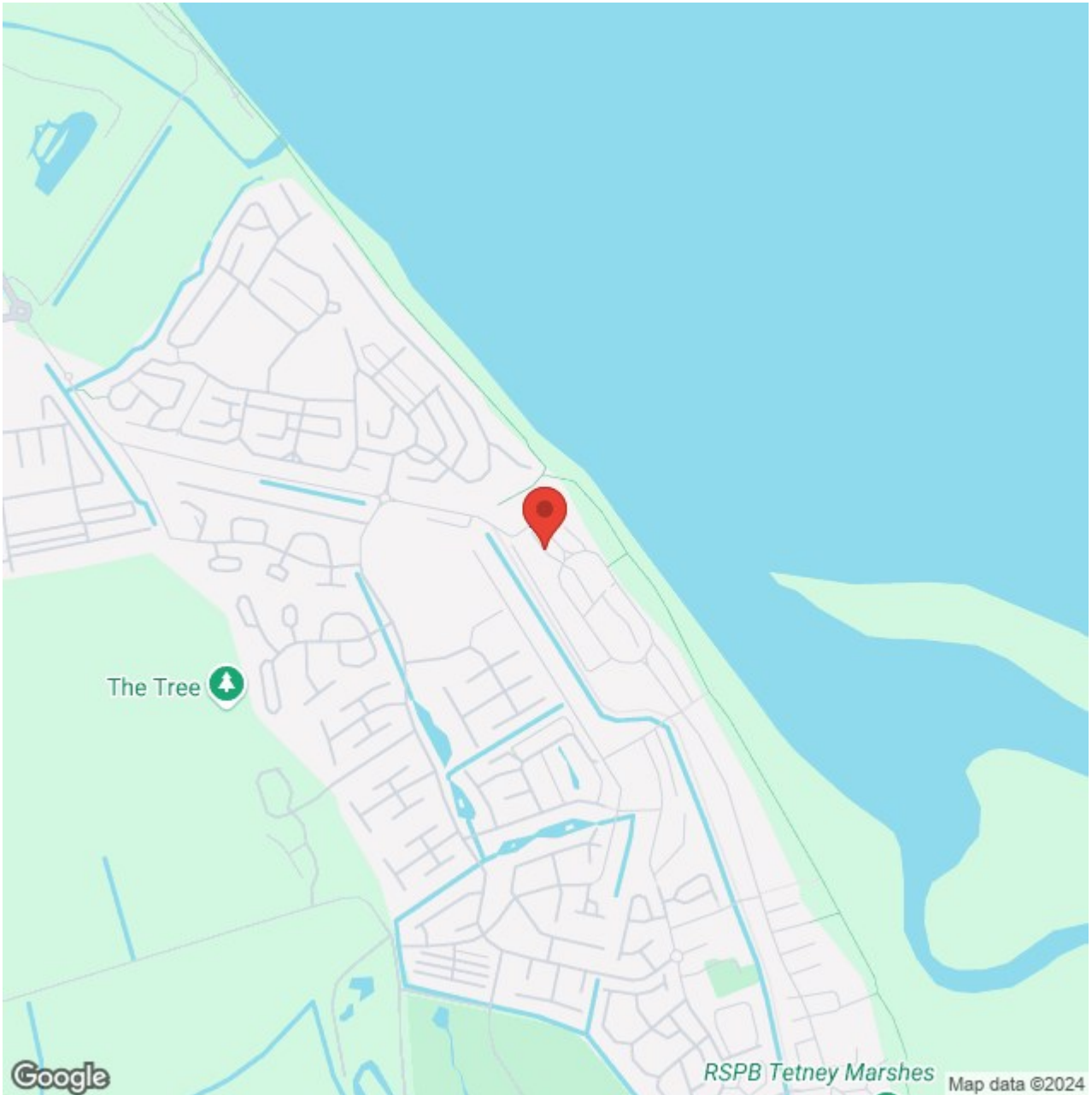
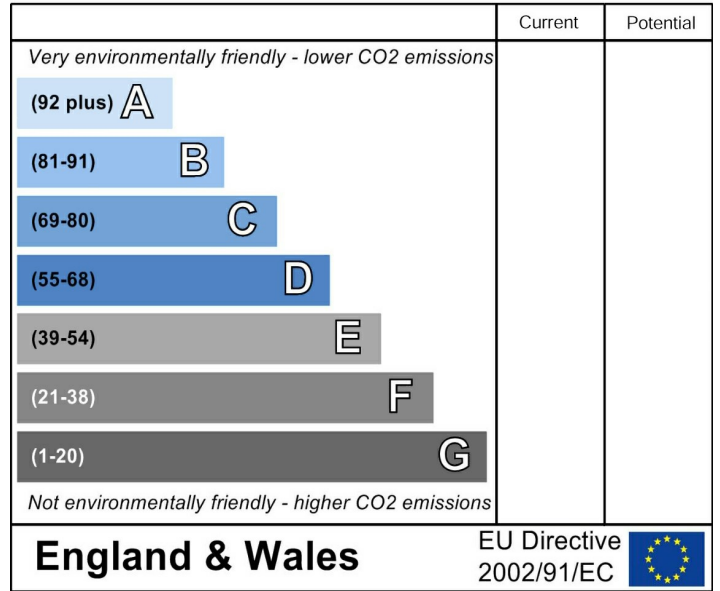
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 (CO<sub>2</sub>) 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.

### MORTGAGE ADVICE

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

Our local broker James Welham 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 James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

*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 James Welham JDW Associates 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 James Welham.)*

**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