

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

46 MAIN ROAD, HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £130,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£107,000

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



46 MAIN ROAD, HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

This chalet is really nicely positioned a short walk to the sea and a supermarket is within easy walking distance. The property itself stands in one of the largest plots on the Fitties, would be ideal for a gardener. There is parking here through double gates and room for more than one vehicle if required. The bright property itself is a delight inside. The entrance hall with an archway to the right looks into the lovely reception room which has deep windows and a tremendous view. The two bedrooms are both really nicely organised with wardrobes in both, the kitchen come breakfast room is quite spacious and really nicely fitted again. The bathroom is really a shower room now but again well organised. Together it makes a wonderful holiday home. There is parking to the rear of the property.

ENTRANCE HALL

There is an attractive front door that leads you into the hall where there is a lovely oak floor. Coving to the ceiling, paneled doors lead off except where there is an archway into the lounge. In the hall there is also a loft entrance.



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LOUNGE

15'6 x 10 (4.72m x 3.05m)

The lounge is to the front, again a lovely oak floor, coving to the ceiling, a log burning stove in the corner on the tiled hearth raised peninsular top. an ornamental arrangement and very attractive in the corner. There is an electric radiator, a lovely deep u.PVC double glazed window to the front which looks down the long garden, a further u.PVC double glazed obscure window to the side. It is a very attractive room.



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KITCHEN

15'6 x 10 (4.72m x 3.05m)

This room is nicely fitted and very roomy. There are base and wall units and post formed worktops and tiled reveals, part glazed units to the walls, attractive door furniture, there is an inset ceramic sink unit with a chrome mixer tap below a u.PVC double glazed window to the side. Plumbing for a washing machine, the Creda electric oven is included. The gas boiler for domestic hot water to one side, space for a fridge/freezer, plenty of room for table and chairs. Two u.PVC double glazed windows and a door to the back of the property.



BATHROOM

The bathroom with another attractive oak floor. The shower cubicle is in the corner, there is a pedestal wash hand basin, a close coupled wc. The walls are tiled to the most part, there is coving to the ceiling, there is an obscure double glazed window.



BEDROOM 1

10'2 x 10 + the area occupied by fitted wardrobes (3.10m x 3.05m + the area occupied by fitted wardro)

This bedroom to the front with a u.PVC double glazed window coving and those lovely fitted wardrobes.



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BEDROOM 2

10'2 x 9'9 for the most part (3.10m x 2.97m for the most part)

This bedroom with coving to the ceiling, a u.PVC double glazed window looking to the back garden, fitted wardrobes, its a nice room.



GARDEN

The Front garden is very long, Fenced, a little paved area but mostly grass with mature trees. The back garden is also grassed, fenced for privacy, gated and has a large garden shed that is partitioned off with concrete flooring Ideal conversion to home office, man cave, occasional annex. with back gate access and large garden space at the back.



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SLED

This excellent sized shed with solid floors with light and power has the potential to be renovated to be made into a space of your choice.



BACK GARDEN



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DRIVEWAY

The drive to the rear of the property



LEASE DETAIL AND CHARGES


LEASE- 65 years from 2018

Annual Lease Fee £3,181.73 + VAT


Service Charge (estimated) £1,010.87*

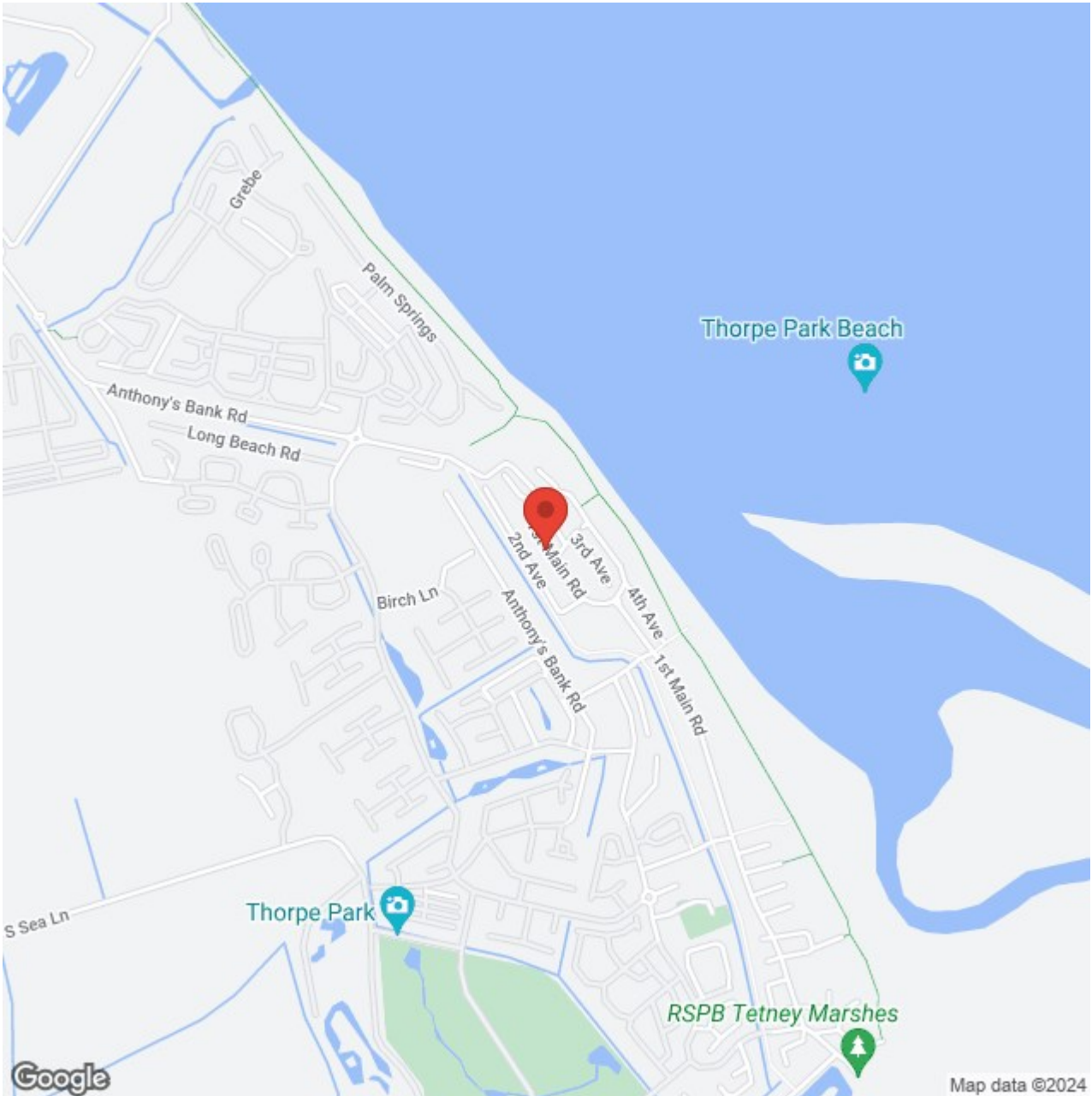
*This figure will vary per annum. An invoice with the estimated service charge is issued at the start of the year, along with a breakdown of charges.

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 | | |
| | 45 | 75 |
| 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 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