

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: [info@bmhestateagents.co.uk](mailto:info@bmhestateagents.co.uk)

To view our Properties on the Internet:

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

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

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

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

### PROPERTY FOR SALE

## 198 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

**PURCHASE PRICE £139,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£139,950

#### TENURE

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



Find us on Facebook  
BMH Estate Agents & Property Management Limited  
Registered in England No. 4782567



## 198 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Bettles, Miles & Holland are pleased to offer to the market, with no chain, this large well turned out 4 bedroomed detached chalet. The chalet briefly consists of a warm and welcoming lobby, a large open plan living/dining room with vaulted ceiling, a fitted kitchen, a shower room, two neutrally decorated double bedrooms and two cozy neutrally decorated single bedrooms. This is the Ideal property to escape away to with parking for multiple vehicles and being a very short stroll to the beach.

### BEACH WALK



### LOBBY

10'6 x 4'6 (3.20m x 1.37m)

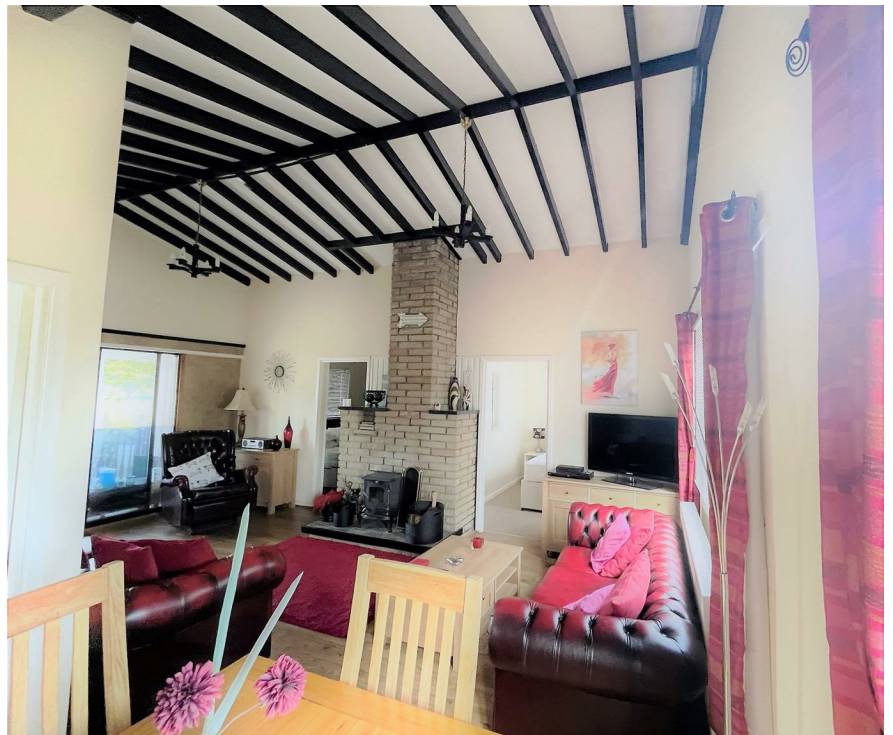
This light and airy space has two double glazed double doors one as the main entrance with large glass panels to each side, the other for direct access to the lounge/diner, it has a seating area maybe a thoughtful spot, or reading nook, two spotlights in the ceiling and the two internal doors to each side leading to the two single bedrooms..

## 198 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### LOUNGE/DINER

19'10 x 10'9 x 7'10 (6.05m x 3.28m x 2.39m)

Entered through double glazed sliding doors from the main lobby this beautifully large family sized living space has a lovely vaulted ceiling with two light fittings a central log burner with chimney and hearth for those cozy evenings and generous window overlooking the back, the double bedrooms leading off either side of the fire place, then round the corner to the dining area with french doors over looking the back of the property and the Kitchen and shower room off.



## 198 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### KITCHEN

11'3 x 9'10 (3.43m x 3.00m)

This Bright and sunny room has white marble effect fitted cupboards, units and worktop with tiled splash back and a tiled floor. A sink and drainer one large double glazed window with side opener the gas boiler, plumbing for washing machine, electric cooker, space for fridge freezer and another good sized window and enough space to put a kitchen table and chairs in.



## 198 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### **SHOWER ROOM**

7'8 x 4'6 (2.34m x 1.37m)

This spacious shower room has a square set shower unit with glass sliding doors and an electric Bristan shower, WC , wash had basin within a wooden vanity with mirrored cupboard above, fashionable chrome heated towel rail, pebble style floor tiles and fully tiled walls, extractor fan and electric heater plus double glazed window to side elevation.

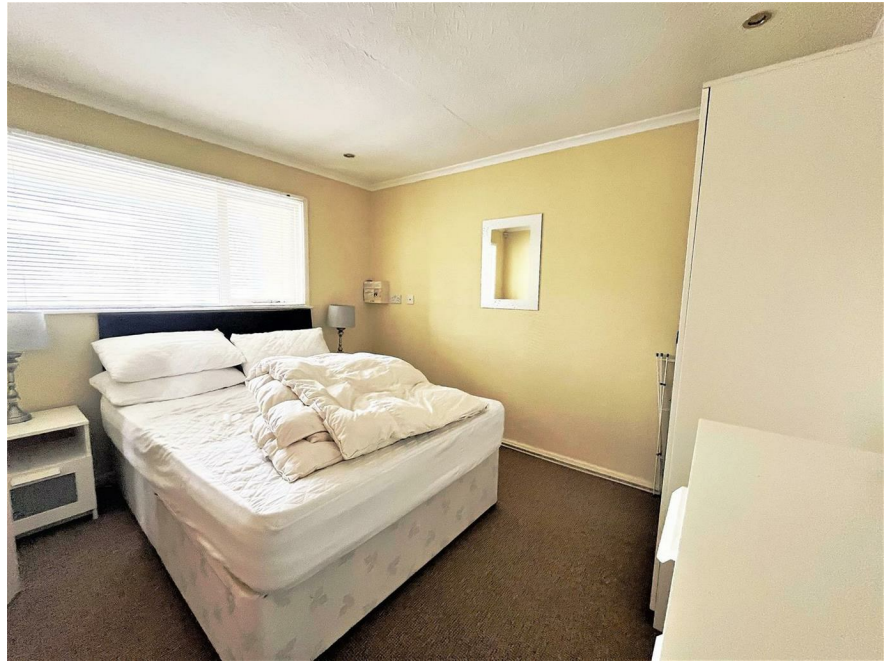


## 198 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### **BEDROOM ONE**

10'7 x 9'1 (3.23m x 2.77m)

This is the first of the double bedrooms situated just off the lounge and is neutrally decorated with stone coloured carpet, three spot lights to the ceiling, a radiator and loft access for extra storage, a good sized window to let in extra light.



### **BEDROOM TWO**

9'1 x 8 (2.77m x 2.44m)

The second of the two double bedrooms, is again neutrally decorated with stone coloured carpet, a lovely side opening double glazed window to let in that cool summer breeze, three spot lights to the ceiling and a pretty wall light & a radiator.



## 198 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### **BEDROOM THREE**

9'3 x 4'5 (2.82m x 1.35m)

This perfect sized child's or adult's single bedroom is super sunny, being neutrally decorated with the stone carpet really gives it a relaxing vibe, a radiator, a large double glazed window with side opener facing the front of this property.



### **BEDROOM FOUR**

9'11 x 4'5 (3.02m x 1.35m)

This lovely sized child's or adult's single bedroom is again very chilled, being neutrally decorated with the stone carpet, a radiator and a large double glazed window with side opener facing the front of this property.



## 198 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### GARDENS

This property has a lovely usable space that wraps itself around this detached chalet very close to the sea side property. As you pull up to the property there is a driveway for multiple vehicles, Cole bunkers to each side of the drive with mature hedges to your right then a fenced boundary with established borders, there are steps up to the decked area that takes you into the property itself, however sit down relax and soak up the sun in this ideal spot. As you walk around there are two sheds for extra storage and a built in unit housing the gas bottles, you can really imagine the BBQ going and the games being played in this lovely space. Maybe after a stroll down the beach that is a stones throw away.



### DRIVEWAY

pulling into this property with ease and parking for multiple vehicle through a wide driveway



### LEASE INFORMATION

Annual Lease Fee £3,021.50 + VAT

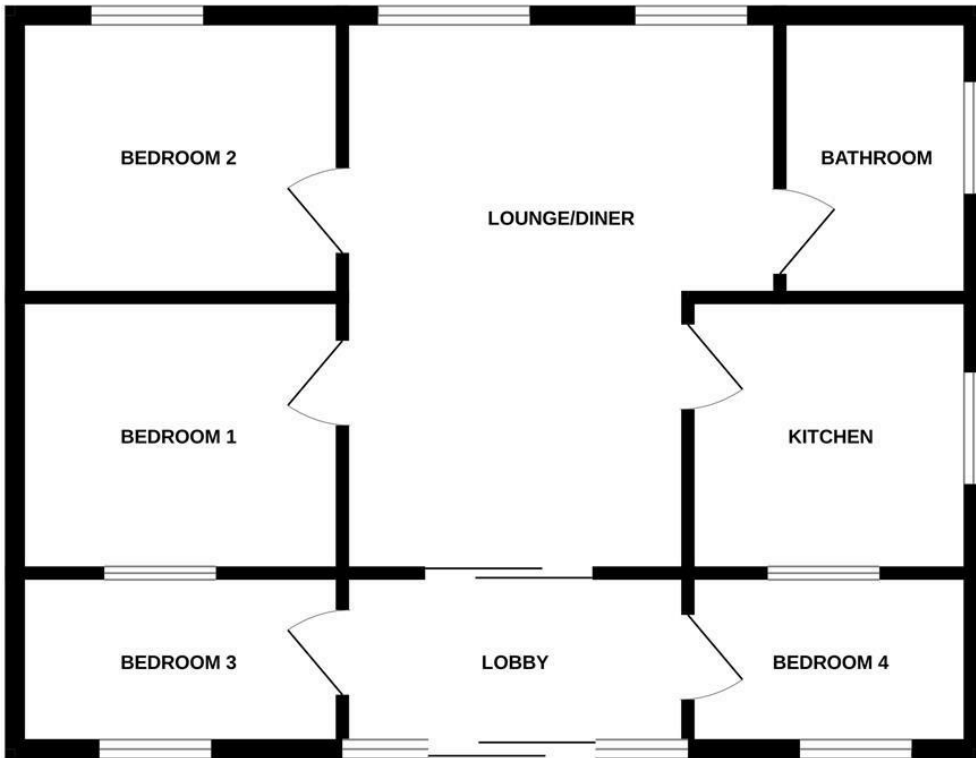


## 198 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Service Charge (estimated) £751.32 + VAT\*

\*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.

## 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.  
Made with Metropix ©2023

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	47	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

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		

**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