

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

55 1ST MAIN ROAD, HUMBERSTON FITTIES

PURCHASE PRICE £90,000 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£90,000

TENURE

We understand the property to be Leasehold, but this is to be confirmed by the solicitors



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Registered in England No. 4782567



55 1ST MAIN ROAD, HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Standing in good size gardens all around the property, this detached chalet enjoys an enviable position, close by access to the sea and, ideal for walkers. There are three bedrooms to this property, a lovely lounge and a large kitchen/breakfast room. Full uPVC double glazing and a composite front door. There is a wood burning stove in the lounge which has heat control but is very powerful. The insulation in this property is excellent, the owners have pretty much reconstructed this property with the full approval of the local authority. Space for several cars. It is an excellent purchase.

PLEASE NOTE: ALTHOUGH THE SITE IS OPEN ALL YEAR ROUND, YOU CAN ONLY STAY IN THE PROPERTIES FOR 10 MONTHS OF THE YEAR. IN JANUARY AND FEBRUARY YOU CAN ACCESS PROPERTIES BETWEEN APPROX 9.00AM AND 4:00PM DAILY BUT SHOULD NOT STAY OVERNIGHT.

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

LOUNGE

18'6 x 10'5 (5.64m x 3.18m)

The composite front door to this property leads you directly into the lounge. The lounge with a double glazed window to the front and matching windows to the side, coving to the ceiling, a laminate floor, a traditional mantle with a marble hearth and reveal and inset the solid fuel burner. Paneled doors lead off.



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INNER HALL

The inner hall leads you to the bathroom, the kitchen and one of the bedrooms. There is coving to the ceiling and a laminate floor here.



KITCHEN/BREAKFAST ROOM

17' x 10'9 (5.18m x 3.28m)

The kitchen/breakfast room with brand new white gloss wall and base units with brushed chrome door and drawer furniture, post formed roll edge worktop and tiled reveals. There is an inset circular stainless steel sink unit and a chrome mixer tap. An integrated electric hob and oven with an air exchanger above. Plumbing for a washing machine, lots of room for a fridge and freezer. There is a laminate floor to this lovely room, down lighters to the ceiling, there are windows to the side and to the back garden together with a rear doorway out in to the garden. It is quite a large and attractive room.



KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM



BATHROOM

8'9 x 6'11 (2.67m x 2.11m)

The bathroom leads off the inner hall 8'9 x 6'11, a white suite with pedestal wash hand basin a close couple w.c., the bath and then a large shower cubicle with a plumbed shower. An electric radiator here, nicely tiled walls and floor, a double glazed obscure window. It is a nice bathroom.



BATHROOM

55 1ST MAIN ROAD, HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

BEDROOM 1

11'10 x 7'1 (3.61m x 2.16m)

This bedroom to the side of the lounge, the uPVC double glazed window here, coving to the ceiling and a laminate floor.



BEDROOM 2

7'1 x 6'9 (2.16m x 2.06m)

This bedroom is to the front with uPVC double glazed window, coving to the ceiling and a laminate floor.



BEDROOM 3

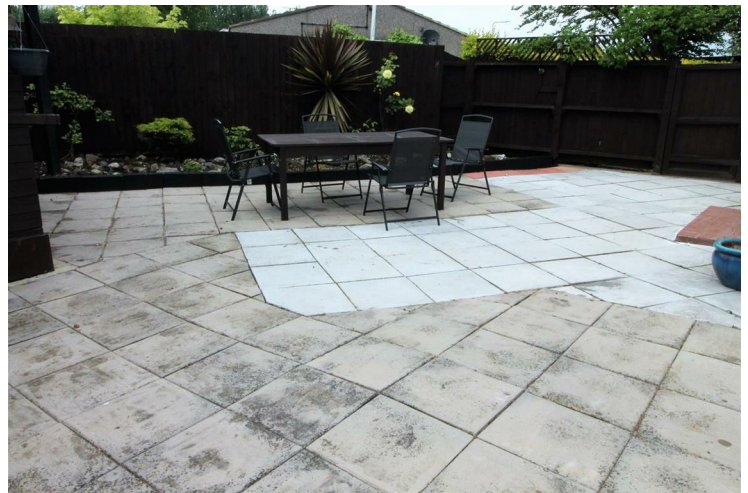
9' x 6'4 (2.74m x 1.93m)

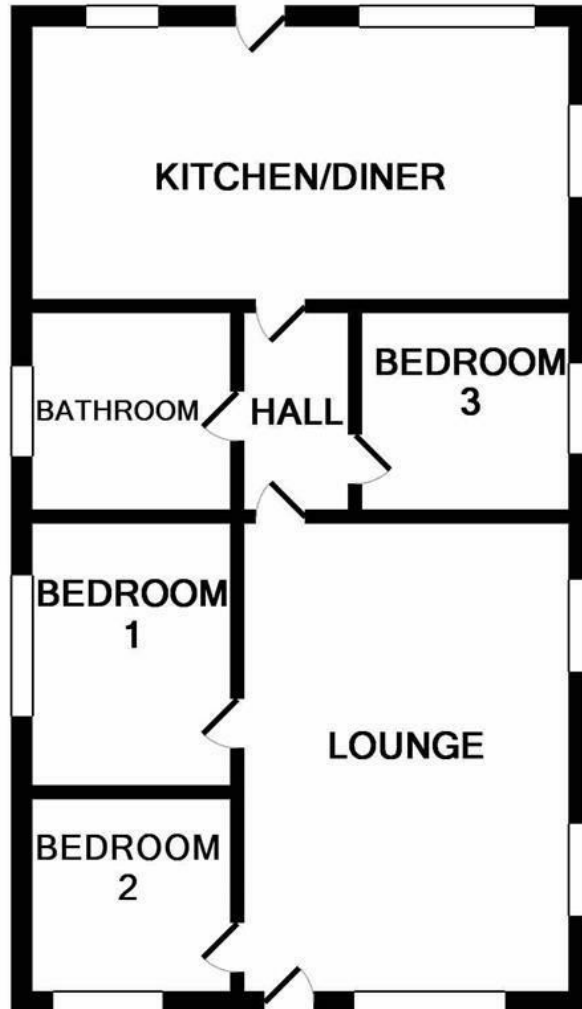
This bedroom leads off the inner hall, there is a uPVC double glazed window, a laminate floor and a mounted boiler.



GARDENS

To the front of the property it is nicely hedged, there is a little pedestrian gate and then to the side leading right into the front garden which is mostly paved forming a drive and double gates to the front. There is quite a wide frontage to this property and there is another area of pavers to the right which provide a walkway to the rear of the property. On this stretch of the property there is lawn with three neat boarders separating it. At the far end of this side lawn there is a good size fence together with locked gated entry into the back garden to the property which is all nicely paved and very private. There is a large shed with light and power and outside lighting to the far corner, ideal for those sunny nights. To the far side of this lovely property you will find yet another garden which is put to lawn, hedged and private and there is another garden shed here.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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		68
(55-68) D		
(39-54) E	25	
(21-38) F		
(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		76
(69-80) C		
(55-68) D		
(39-54) E	42	
(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