

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

To view our Properties on the Internet:

www.bmhstateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

7 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £69,950 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£69,950

TENURE

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



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



7 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Offered for sale with NO ONWARD CHAIN and an excellent opportunity to purchase one of these ready to move into chalet bungalows on the ever popular Humberston Fitties development. The property could start turning an investment immediately if that is what you are looking for as it is sold as seen with sofas, TV, table, chairs, fridge, cooker, washing machine, beds, pots, pans etc. As the current vendor has been renting the property. It is only a stones throw from the beach and a short drive into the resort of Cleethorpes. It benefits from central heating and u.PVC double glazing with the accommodation briefly consisting of an entrance hall, lounge, kitchen, two double bedrooms, bathroom. There are gardens surrounding which includes a drive.

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

ENTRANCE HALL

The entrance hall has a u.PVC double glazed door to the front, decorated in cream with coving and a light to the ceiling and a central heating radiator.



7 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

LOUNGE

15'3" x 10'1" (4.67m x 3.08m)

The lounge has a u.PVC double glazed window to the front and side with laminate to the floor, a central heating radiator and spot lights and coving to the ceiling.

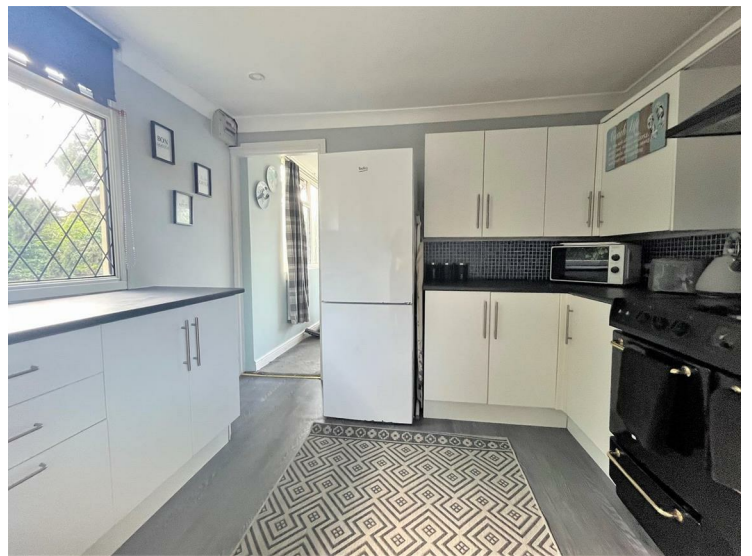


7 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

KITCHEN

10'3" x 10'2" (3.13m x 3.12m)

The kitchen has a u.PVC double glazed window to the side and u.PVC door and window to the rear. The kitchen units of a white colour to both wall and base with roll edge worktop which incorporates a stainless steel sink and splash back tiling. Central heating radiator and plumbing for a washing machine, vinyl to the floor and a light to the ceiling. All kitchen white goods are included in the sale.

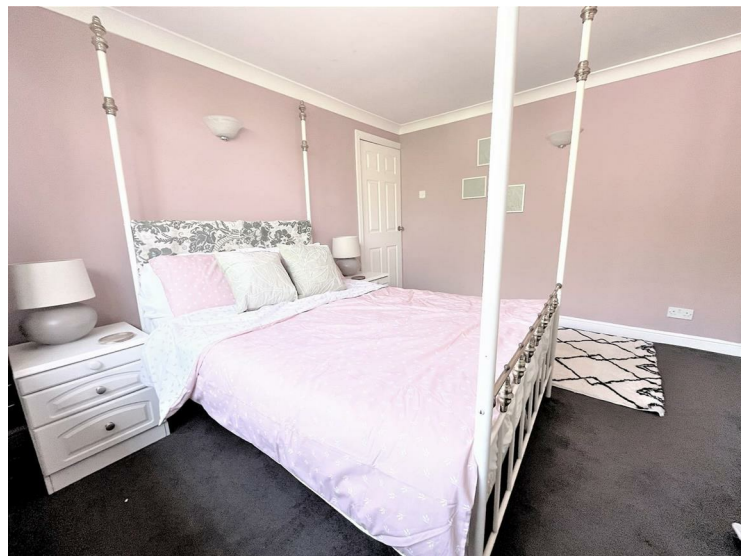


7 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

BEDROOM 1

12'8" x 11'7" (3.88m x 3.54m)

The main bedroom has a u.PVC double glazed window to the rear. It is a double sized room decorated in cream with central heating radiator, a wall and coving to the ceiling.

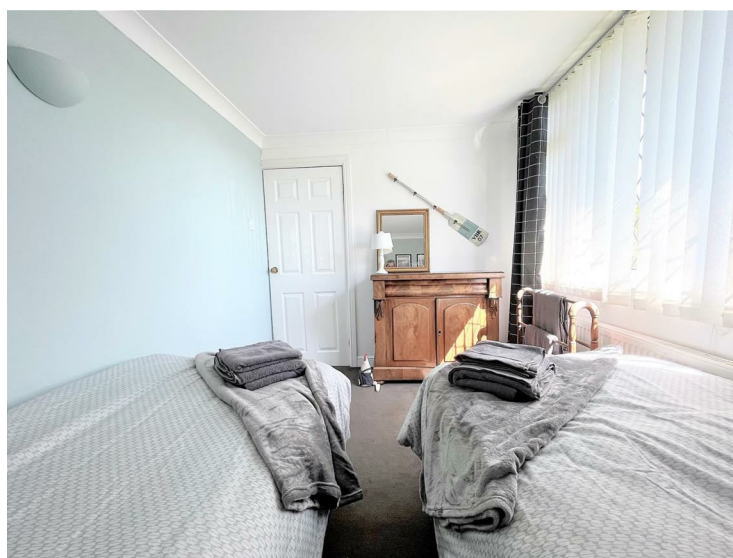


7 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

BEDROOM 2

12'0" x 8'2" (3.66m x 2.49m)

The second bedroom has a u.PVC double glazed window to the front, this room is of a double size with central heating radiator, wall light and coving to the ceiling.



BATHROOM

8'11" x 7'1" (2.73m x 2.18m)

The pleasant four piece bathroom has a u.PVC double glazed window to the rear, with full tiling to the wall and a suite comprising of a corner bath, shower enclosure with chrome mixer shower within, pedestal wash hand basin, low flush toilet, central heating radiator, central heating boiler and vinyl to the floor.



GARDENS

The front of the property has a fenced boundary laid to lawn, there is a very useable and low maintenance garden to both side and rear.

7 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

GARDEN



GARDEN


DRIVEWAY

The property benefits from a shingle driveway for vehicular off road parking to the side of the property.


LEASE

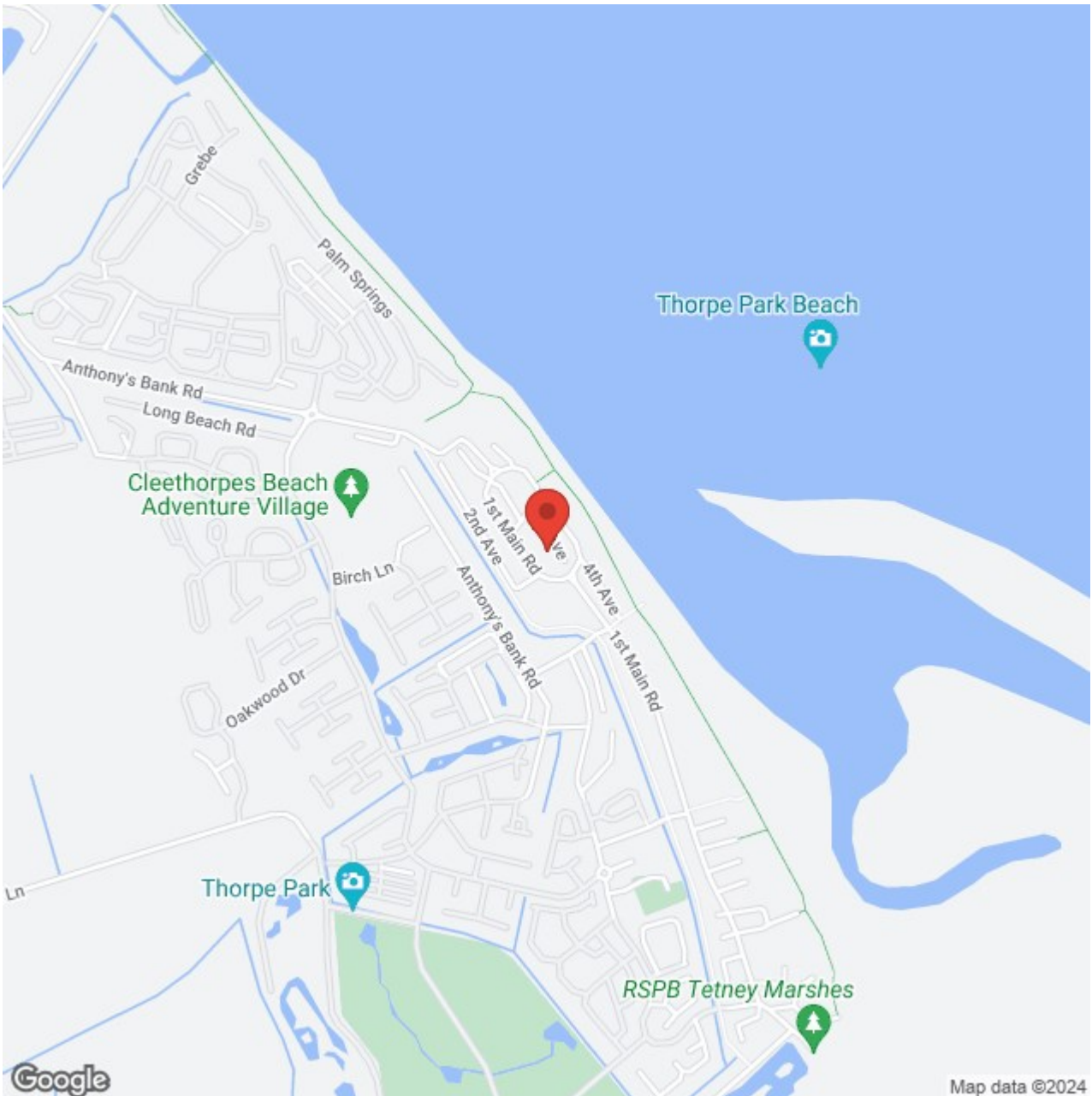
Lease term 65 years from 2018, Ground rent £3,021.50 + V.A.T. & £751.32 (estimated) service charge

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	39	
(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		
(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 Emma Hyldon 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 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.**

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