

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.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

156 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £85,000 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£85,000

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



156 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

*** MOTIVATED SELLER REDUCED BY £20,000 ***

Bettles, Miles and Holland are delighted to offer for sale this detached FULLY FURNISHED chalet on the ever popular Humberston Fitties site. This well presented chalet comprises of a fitted kitchen, a shower room, a utility room, a light and airy front lounge, a rear lounge/diner with French doors opening onto the decked veranda. Two double bedrooms, a single bedroom and a further single bedroom/study. The chalet benefits from u.PVC double glazing, gardens and off road parking. This chalet must be viewed to appreciate all on offer here.

GARDENER HAS BEEN PAID UNTIL APRIL 2025

FRONT



156 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

KITCHEN

19'3 decreasing to 7'2 x 10'1 decreasing to 4'9 (5.87m decreasing to 2.18m x 3.07m decreasing to 1.)

Through a hardwood door into the kitchen with a range of Beech wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob and a stainless steel extractor fan above, and space for a fridge/freezer. Two u.PVC double glazed windows, a chrome ladder style radiator, tile effect laminate floor and spot lights to the ceiling.



KITCHEN



SHOWER ROOM

5'0 x 5'0 (1.52m x 1.52m)

The shower room with a shower cubicle and a Triton electric shower, a white pedestal wash hand basin with a chrome mixer tap and a WC with a central chrome flush. There is PVC boarding to the shower area, part wood paneling to the walls, a u.PVC double glazed window, a grey ladder style radiator, tile effect laminate to the floor and spot lights to the ceiling.



UTILITY ROOM

4'4 x 5'1 (1.32m x 1.55m)

With a u.PVC double glazed window, plumbing for a washing machine and space for a tumble dryer. There is wood paneling to the walls and a wall unit, tile effect laminate to the floor and a light to the ceiling.

156 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

LOUNGE - FRONT

14'3 x 10'4 (4.34m x 3.15m)

The lounge to the front of the chalet with front and side aspect u.PVC double glazed windows, a polished wooden fire surround with a marble effect back and hearth and a electric log burner. There is carpeting to the floor and a light to the ceiling.



LOUNGE-FRONT



LOUNGE/DINER - REAR

15'5 x 11'8 (4.70m x 3.56m)

The lounge/diner with u.PVC double glazed window to the side and rear, u.PVC double glazed French style doors opening onto the decking and a u.PVC double glazed door to the side, laminate to the floor and a light to the ceiling.



156 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

BEDROOM 1

10'3 x 6'11 (3.12m x 2.11m)

This double bedroom with a u.PVC double glazed window, carpeting to the floor and a light to the ceiling.



BEDROOM 2

12'5 x 5'5 (3.78m x 1.65m)

Another double bedroom with a u.PVC double glazed window, a built in wardrobe, a light and coving to the ceiling.



BEDROOM 3

12'8 x 4'6 (3.86m x 1.37m)

This single bedroom with a u.PVC double glazed window and a light to the ceiling.



BEDROOM 4/STUDY

6'9 x 7'3 (2.06m x 2.21m)

With carpeting to the floor and a light to the ceiling.

156 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

OUTSIDE

The property has a fenced boundary with double wooden gates to the front and a gate at the rear. There is a decked Verandah at the rear and side of the chalet and the remainder of the garden is laid to lawn, there is pavers to aid off road parking.



BACK




LEASE

Annual Lease Fee £3,021.50 + VAT


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.

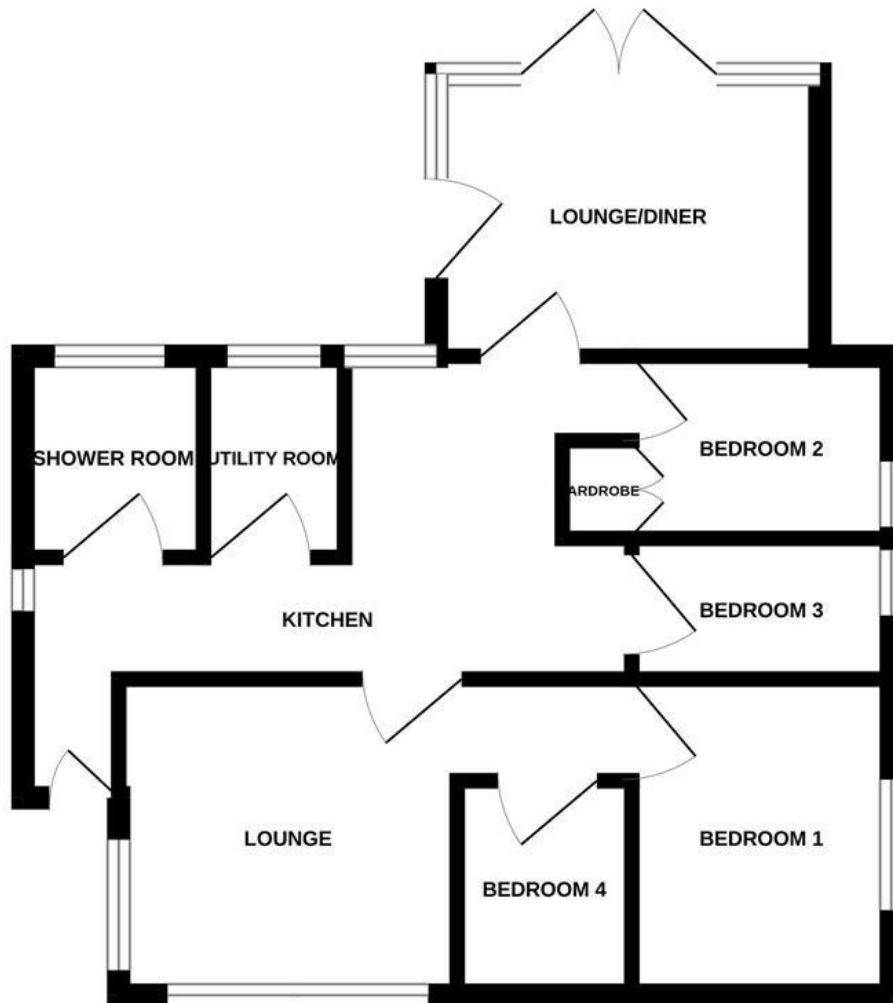
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G	2	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



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.