

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

6 WILLOW AVENUE, HUMBERSTON GRIMSBY

PURCHASE PRICE £195,950 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£195,950

TENURE

We understand the property to be Leasehold with a 99 year lease from 2019 and this is to be confirmed by the solicitors



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6 WILLOW AVENUE, HUMBERSTON GRIMSBY

Bettles, Miles and Holland are pleased to offer for sale this semi-detached property in the sought-after location of Humberston. The property comprises of an entrance hall, a WC, a lounge, a modern fitted kitchen/diner, to the first floor there is three bedrooms with the master bedroom having an en-suite and there is a family bathroom. The property benefits from u.PVC double glazing, gas central heating, a rear garden and parking to the side of the property.

ENTRANCE HALL

Through a composite front door into the hall with stairs to the first floor accommodation, a central heating radiator, vinyl to the floor and a light to the ceiling.



WC

5'2 x 3'3 (1.57m x 0.99m)

With a white pedestal wash hand basin with a chrome mixer tap, a WC with a central chrome flush. A u.PVC double glazed window, a central heating radiator, vinyl to the floor and a light to the ceiling.



6 WILLOW AVENUE, HUMBERSTON GRIMSBY

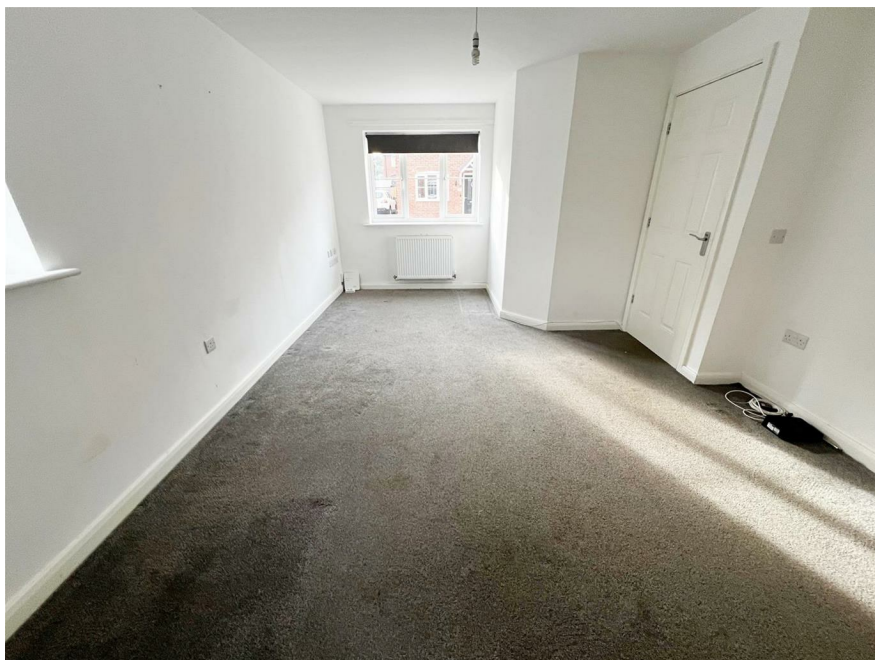
LOUNGE

12'2 decreasing to 7'1 x 18'2 (3.71m decreasing to 2.16m x 5.54m)

With a u.PVC double glazed window to the front and side, a central heating radiator, an under stairs cupboard and a light to the ceiling.



LOUNGE



6 WILLOW AVENUE, HUMBERSTON GRIMSBY

KITCHEN/DINER

15'6 x 10'8 (4.72m x 3.25m)

With a range of cream wall and base units with contrasting work surfaces and up-stands, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven and gas hob with a stainless steel extractor fan and splash back. There is a plumbing for a washing machine and the central heating boiler is housed within a cupboard. A u.PVC double glazed window and u.PVC double glazed French doors, a central heating radiator, vinyl to the floor and a two lights to the ceiling.



KITCHEN/DINER



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a storage and a light to the ceiling.

6 WILLOW AVENUE, HUMBERSTON GRIMSBY

BATHROOM

8'2 x 5'6 (2.49m x 1.68m)

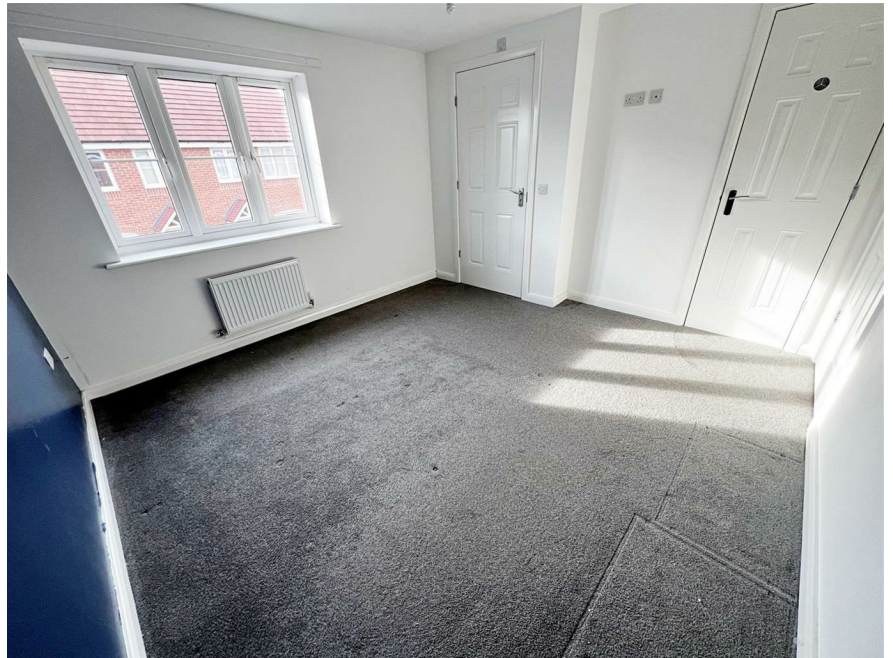
The bathroom with a white suite comprising of a paneled bath with a chrome mixer tap and a plumbed shower and a glass shower screen. A pedestal wash hand basin with a chrome mixer tap and a WC with a central chrome flush. A u.PVC double glazed window, a central heating radiator, vinyl to the floor and a light to the ceiling.



BEDROOM 1

11'10 x 11'4 (3.61m x 3.45m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a built in cupboard with a radiator within. There is a light to the ceiling and door to ensuite.

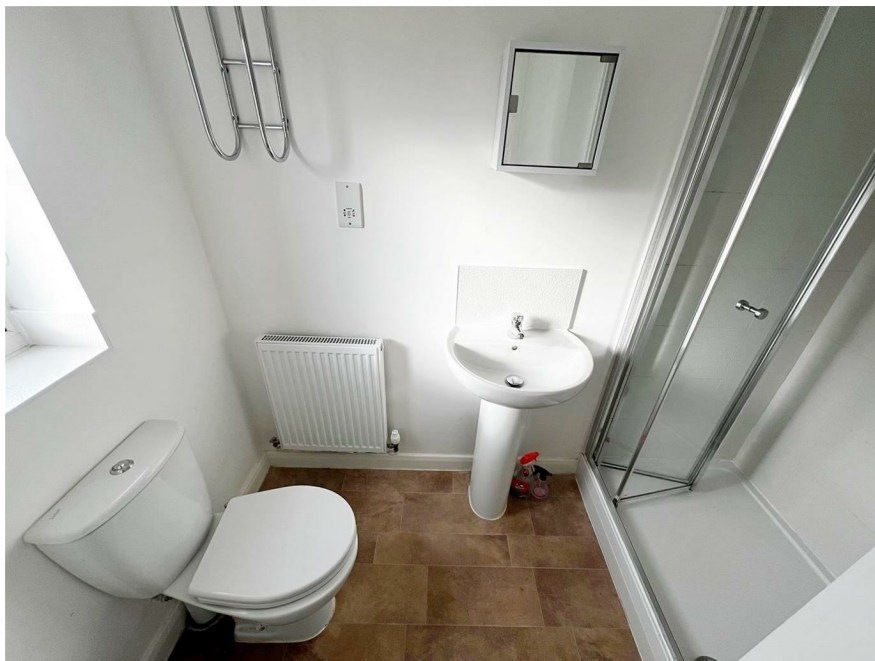


6 WILLOW AVENUE, HUMBERSTON GRIMSBY

ENSUITE

7'10 max x 4'0 (2.39m max x 1.22m)

The en-suite with a shower enclosure and electric shower, a pedestal wash hand basin with a chrome mixer tap and a WC with a central chrome flush. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



BEDROOM 2

11'10 x 8'3 (3.61m x 2.51m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



6 WILLOW AVENUE, HUMBERSTON GRIMSBY

BEDROOM 3

8'2 x 6'11 (2.49m x 2.11m)

This single bedroom to the back of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

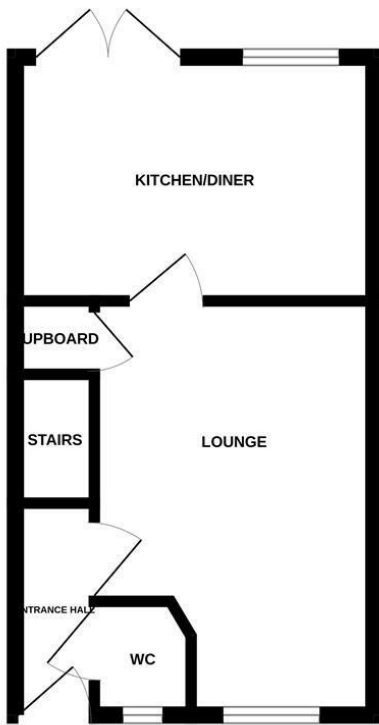


OUTSIDE

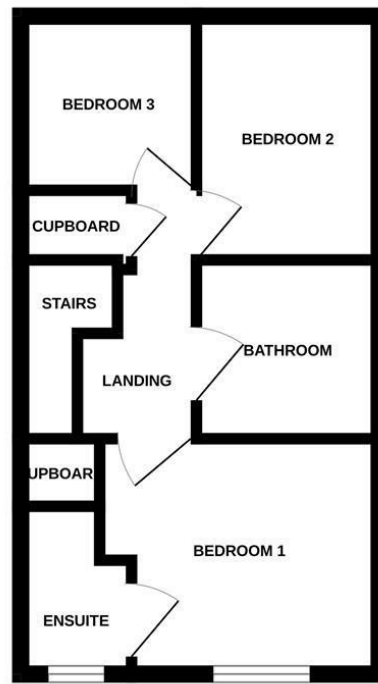
The rear garden has a fenced boundary and a wooden gate it is mainly laid to lawn with a path and patio area. There is a drive to the side of the property providing off road parking.



GROUND FLOOR




1ST FLOOR




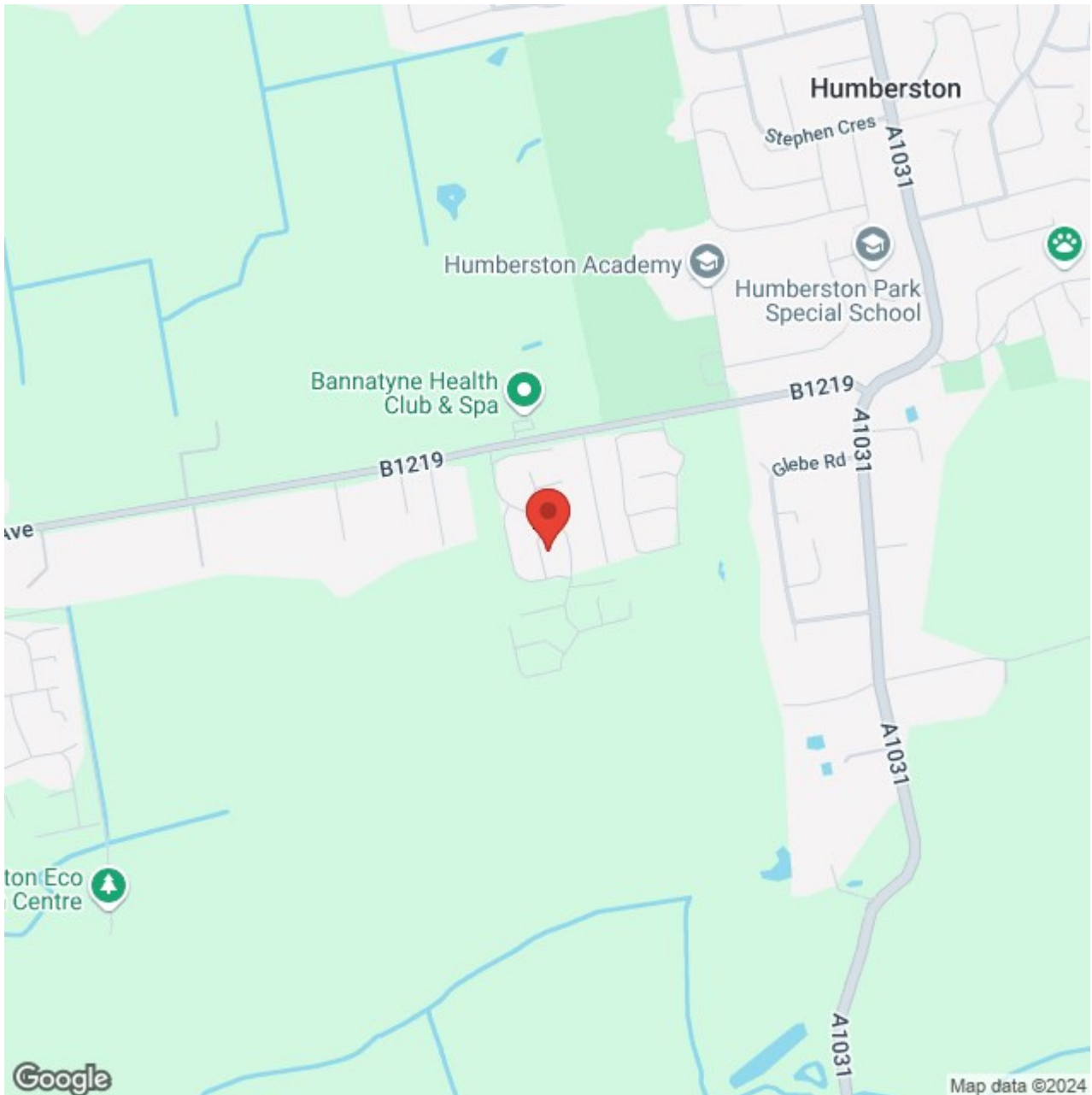
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(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 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.**

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