

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

46 HARDYS ROAD, CLEETHORPES

PURCHASE PRICE OFFERS OVER £390,000



VIEWING

By appointment with this office

COUNCIL TAX BAND

D

PURCHASE PRICE

OFFERS OVER £390,000

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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46 HARDYS ROAD, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale with no chain this spacious detached house in sought-after location boasting two reception rooms, a fitted kitchen/breakfast room, three double bedrooms, a single bedroom, and a bathroom. While well-maintained, it requires some TLC to reach its full potential. Features a good size garden with a large patio area, ideal for entertaining, drive-in, drive-out driveway, and garage. Ideal for a family seeking a comfortable and accommodating home that they can personalize and enhance.

PORCH

Through u.PVC double glazed double doors with u.PVC double glazed panels to the side into the porch with a light to the ceiling and hardwood and glazed door into the hall.

ENTRANCE HALL

With a hardwood and glazed door with side panels, stairs to the first floor accommodation, a central heating radiator, an under stairs cupboard, wall lights and a light to the ceiling.

DINING ROOM

13'3 x 11'11 (4.04m x 3.63m)

The dining room is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, a light and coving to the ceiling.



LOUNGE

26'5 x 11'11 (8.05m x 3.63m)

This spacious extended lounge with four u.PVC double glazed windows and French doors allowing the light to flood in, a brick fire place with a coal effect gas fire, three central heating radiators and wall lights. There is a light and coving to the ceiling.



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LOUNGE



LOUNGE



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KITCHEN/BREAKFAST ROOM

15'4 x 9'7 (4.67m x 2.92m)

With a range of dark wood wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. A housed electric oven and microwave, an integrated four ring gas hob with an extractor fan above. The central heating boiler, plumbing for a washing machine, space for an under counter fridge and freezer. A u.PVC double glazed door, two u.PVC double glazed windows, carpet tiles to the floor and two lights to the ceiling.



KITCHEN/BREAKFAST ROOM



WC

3'5 x 8'5 (1.04m x 2.57m)

A WC with a chrome flush and a beige wall mounted sink with brass effect taps. There is a u.PVC double glazed window, vinyl to the floor and a light to the ceiling.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, an airing cupboard and a wall light.

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BATHROOM

6'4 x 5'10 (1.93m x 1.78m)

The bathroom comprising of a panelled bath with chrome taps, a plumbed shower with a glass shower screen, a pedestal wash hand basin with chrome taps and a WC with a chrome flush. A u.PVC double glazed window, fully tiled walls, a chrome towel radiator, vinyl to the floor, a light and loft access to the ceiling.



BEDROOM 1

12'5 x 11'9 (3.78m x 3.58m)

This double bedroom to the rear of the property with a u.PVC double glazed window, a range of fitted wardrobes, a central heating radiator and a light to the ceiling.



BEDROOM 1



BEDROOM 2

12'6 x 11'9 (3.81m x 3.58m)

Another double bedroom to the front of the property with a u.PVC double glazed window, a fitted wardrobe with sliding doors, a central heating radiator and a light to the ceiling.



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BEDROOM 3

8'3 x 13'10 (2.51m x 4.22m)

The third double bedroom with dual aspect u.PVC double glazed windows, a central heating radiator, a built in cupboard and a light to the ceiling.



BEDROOM 4

7'8 x 8'6 (2.34m x 2.59m)

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



GARAGE

15'9 x 8'6 (4.80m x 2.59m)

The garage with metal double doors and integral pedestrian door, a u.PVC double glazed window and there is light and power within.

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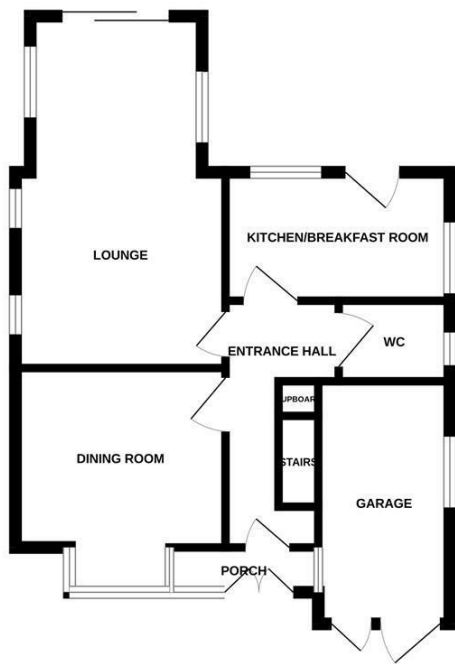
OUTSIDE

The front garden has a walled boundary and is mainly laid to block-paving with a drive-in, drive-out drive and a decorative border of established plants and bushes. Block-paved pathway to both side with secure gates.

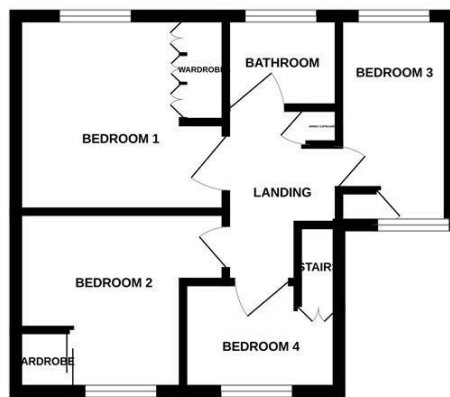
A well maintained, large, sunny garden boasting well-established borders and a spacious patio area, perfect for enjoying the outdoors, this garden invites relaxation and outdoor gatherings. The large patio offers ample space for seating, dining, and entertaining, making it an ideal spot for hosting gatherings or simply unwinding in the sunshine.



GROUND FLOOR




1ST FLOOR




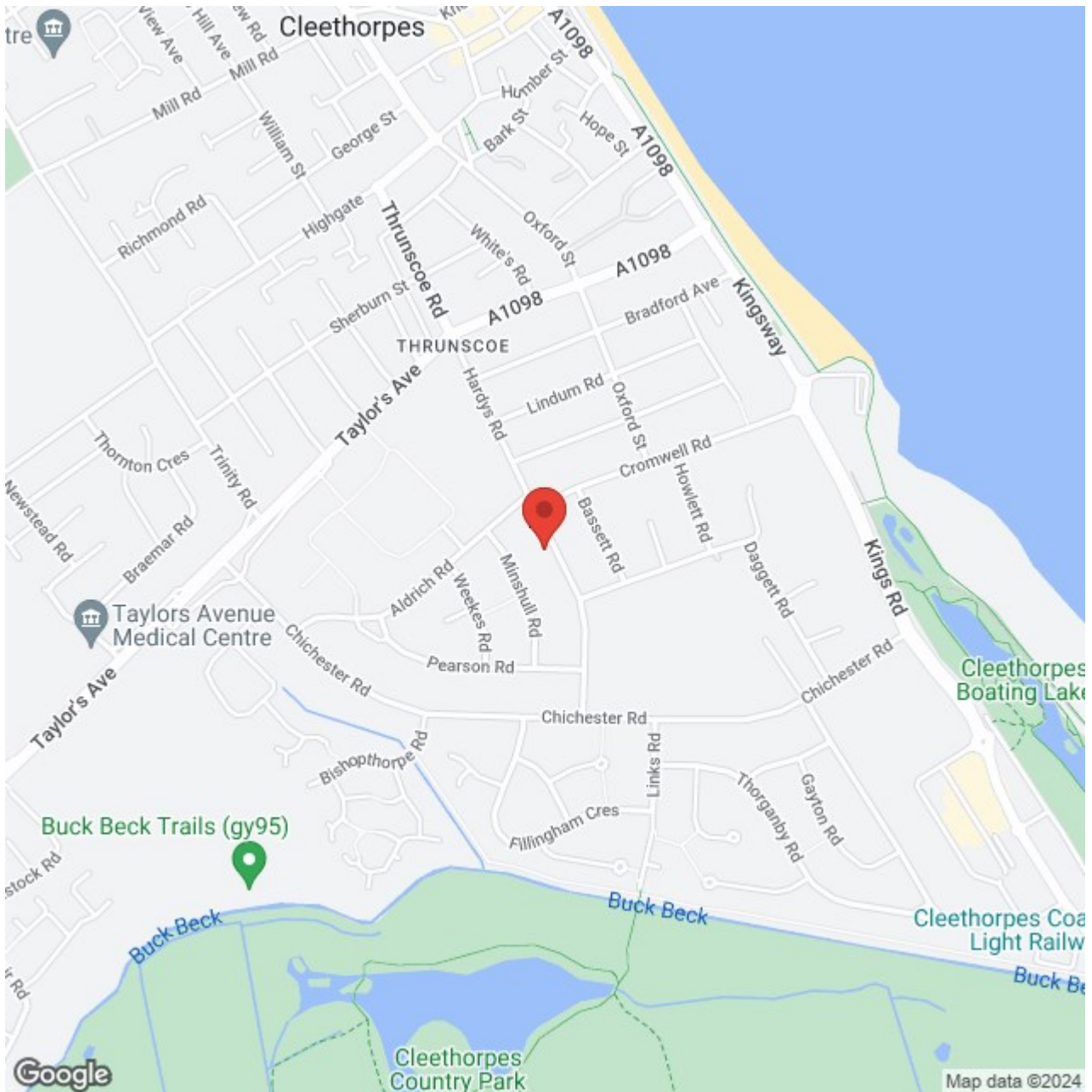
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(81-91) B		82
(69-80) C	66	
(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.

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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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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