

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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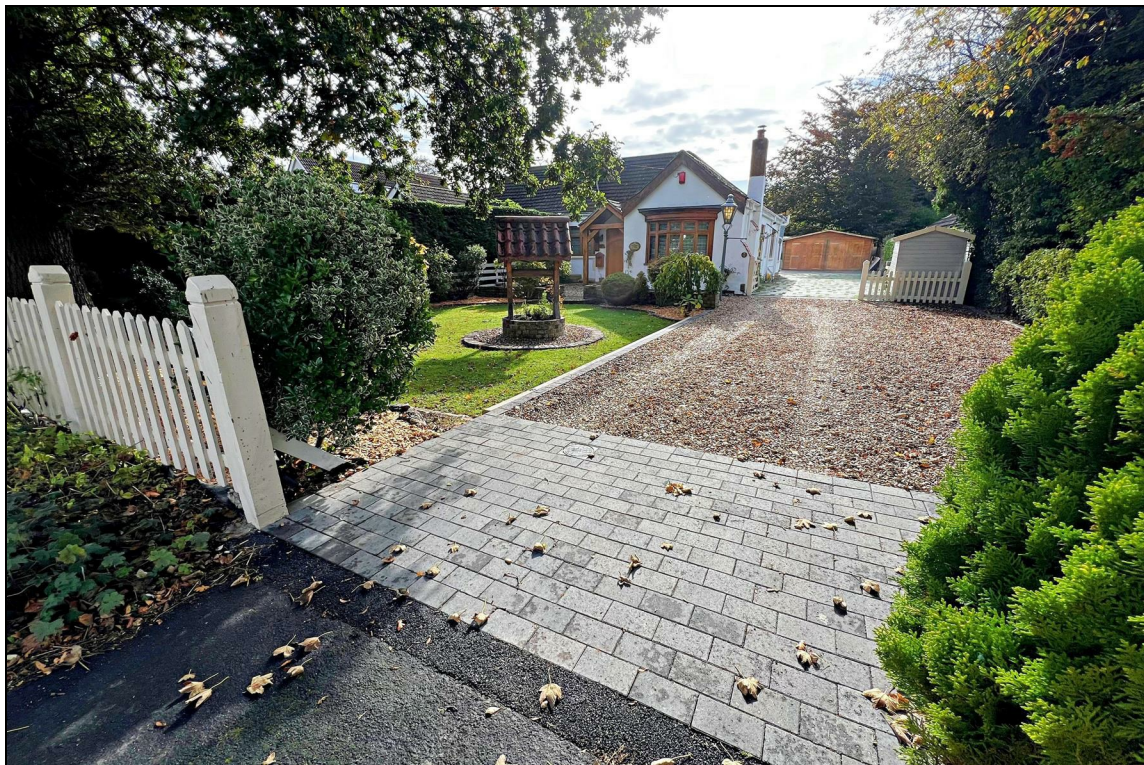
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### PROPERTY FOR SALE

## 244 HUMBERSTON AVENUE, HUMBERSTON GRIMSBY

**PURCHASE PRICE £395,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

C

#### PURCHASE PRICE

£395,000

#### TENURE

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



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## 244 HUMBERSTON AVENUE, HUMBERSTON GRIMSBY

Nestled in the sought-after location of Humberston Avenue, Grimsby, this stunning semi-detached dormer bungalow is a true gem waiting to be discovered. Boasting a spacious layout with one reception room, three bedrooms, and two modern bathrooms, this property offers the perfect blend of comfort and style.

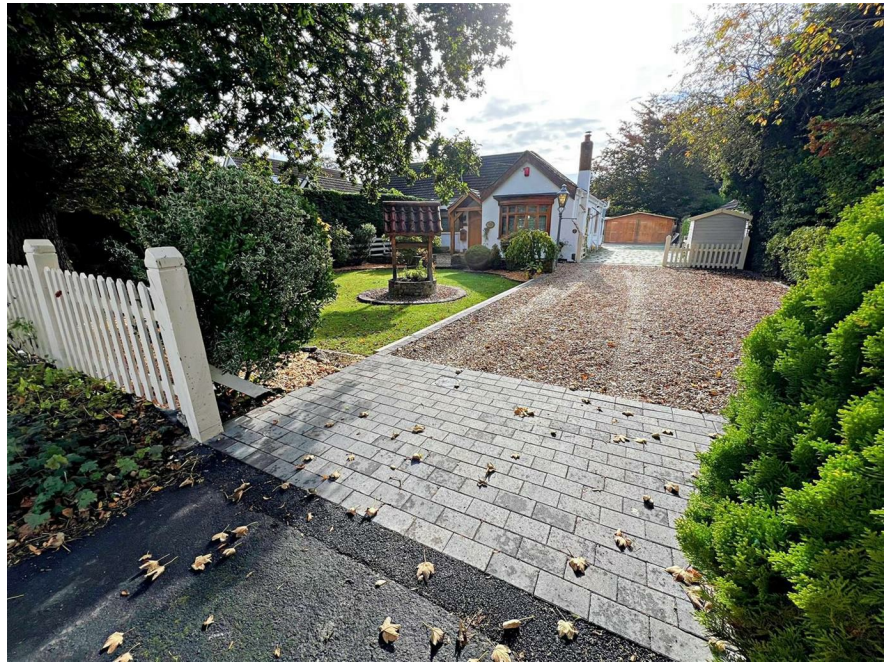
As you step inside, you'll be greeted by an open plan kitchen/living/dining area, ideal for entertaining guests or simply relaxing with your loved ones. The generously sized lounge provides a cosy retreat, while the two double bedrooms on the ground floor offer ample space for a growing family or visiting guests. Venture upstairs to find a charming double bedroom and another modern bathroom.

The wider than average plot ensures plenty of space for outdoor activities, with well-maintained gardens adding a touch of natural beauty to the surroundings.

Parking will never be an issue with the convenience of space for up to 10 plus vehicles provides added convenience for you and your guests., including a timber double garage equipped with light and power.

Don't miss this opportunity to own a piece of paradise in this desirable location. Book a viewing today and experience the charm and elegance that this property has to offer.

### **FRONT SHOT**



**ENTRANCE HALL**

Through a solid oak door with a side window into the hall where doors to all rooms lead off, a central heating radiator, a tiled floor, two lights and coving to the ceiling.



**LOUNGE**

21'1 into bay x 11'0 (6.43m into bay x 3.35m)  
This spacious lounge is to the front of the property with an oak framed double glazed bay window and a window to the side, an oak fire surround with a marble effect back and heath and a coal effect gas fire. Two central heating radiators, a light, ceiling rose and coving to the ceiling.





**LOUNGE**



**KITCHEN/LIVING AREA**

25'9 x 11'0 (7.85m x 3.35m)

The kitchen area with a range of Sage coloured painted base unit with contrasting work surfaces incorporating a white sink unit with a chrome mixer tap. A Rangemaster gas cooker, wall mounted central heating boiler, space for an American style fridge/freezer and there is plumbing for a washing machine. Two oak framed double glazed windows, a central heating radiator, a light and beams to the ceiling. The living/dining area with a solid oak stable door, Two oak framed double glazed windows and a roof lantern, a central heating radiator, a tiled floor, spot lights and beams to the ceiling.



KITCHEN/LIVING AREA



KITCHEN/LIVING AREA





**BATHROOM**

16'9 x 5'4 (5.11m x 1.63m)

The bathroom with a walk-in shower, a pedestal wash hand basin with chrome taps, a free standing roll top bath with a chrome mixer shower tap and a toilet. There is tiling to the shower area, an oak framed double glazed window and a roof lantern. Part wood panelling to the walls, a tiled floor, a central heating radiator and a chrome towel heater, a light and spot lights to the ceiling.



**BEDROOM 1**

15'7 x 8'10 (4.75m x 2.69m)

This double bedroom to the rear of the property with an oak framed double glazed window and a roof lantern, a central heating radiator, a light, spot lights and coving to the ceiling.



**BEDROOM 2**

11'4 x 11'3 (3.45m x 3.43m)

Another double bedroom to the front of the property with an oak framed double glazed window, a central heating radiator, a light and beams to the ceiling.



**INNER HALL**

The inner hall with stairs to the first floor accommodation, an under stairs cupboard, laminate to the floor and a light to the ceiling.

**BEDROOM 3**

19'7 decreasing to 8'2 x 16'8 (5.97m decreasing to 2.49m x 5.08m)

The third double bedroom with two u.PVC double glazed windows, a central heating radiator, access to the storage in the eaves, laminate to the floor, two lights and spot lights to the ceiling.





**BEDROOM 3**



**BATHROOM**

6'4 x 5'2 (1.93m x 1.57m)

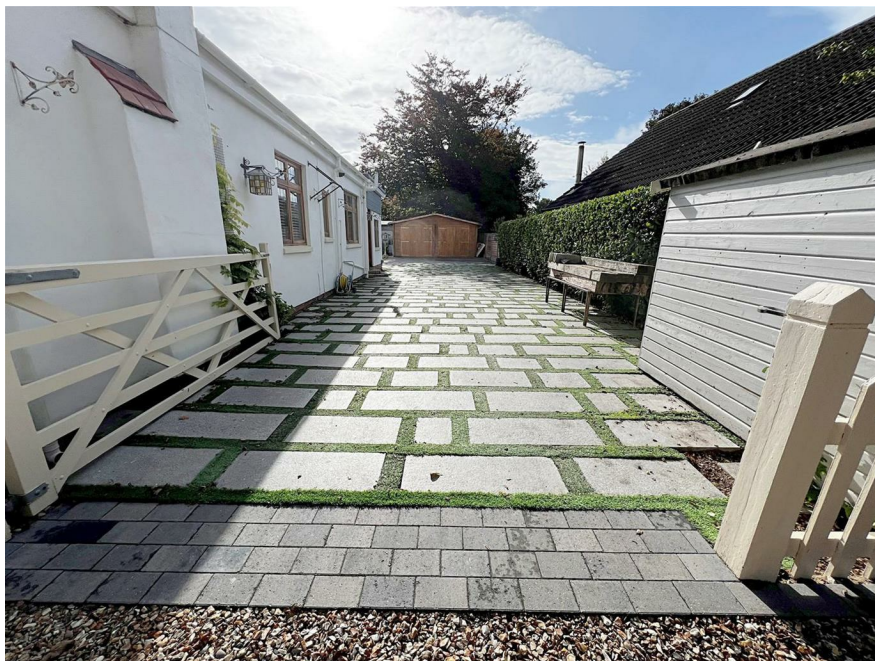
The bathroom with a white suite comprising of an L-Shaped bath with a chrome mixer shower tap and a glass shower screen, a cabinetised sink and WC with chrome fittings. A u.PVC double glazed window, part tiled walls, a central heating radiator, a light and spot lights to the ceiling.





**DOUBLE GARAGE**

The double garage with double doors and there us light and power within.



**GARDENS**

The front garden has a fenced and tree-lined boundary and is laid to lawn with established borders of plants trees and bushes. The drive is laid to decorative stones, artificial grass with pavers and provides off road parking for 10 plus vehicles.

The rear garden has a fenced boundary and is laid to lawn with two decking areas ideal for entertaining and Al-Fresco dining, established borders and a timber shed. There is outside lighting and power points and an outside tap.





GARDENS

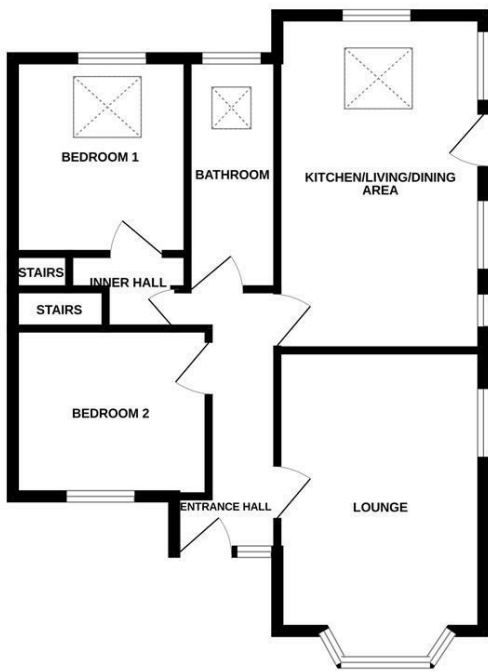


GARDENS

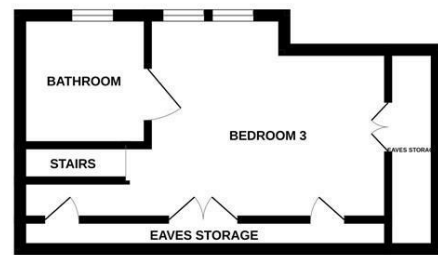




GROUND FLOOR

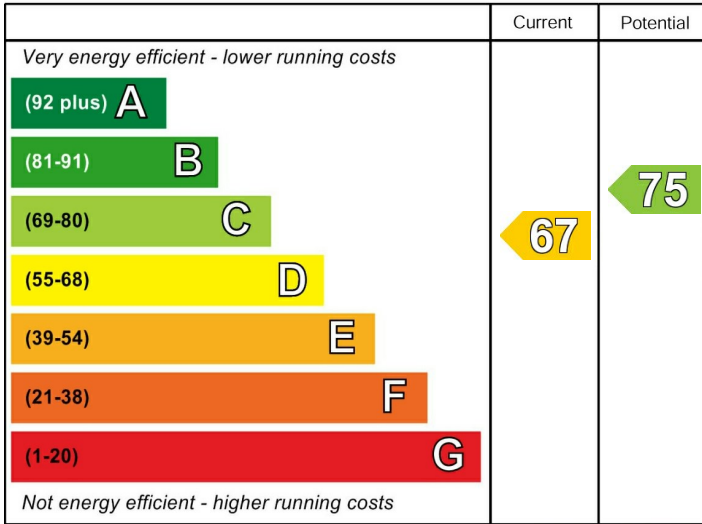


1ST FLOOR



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

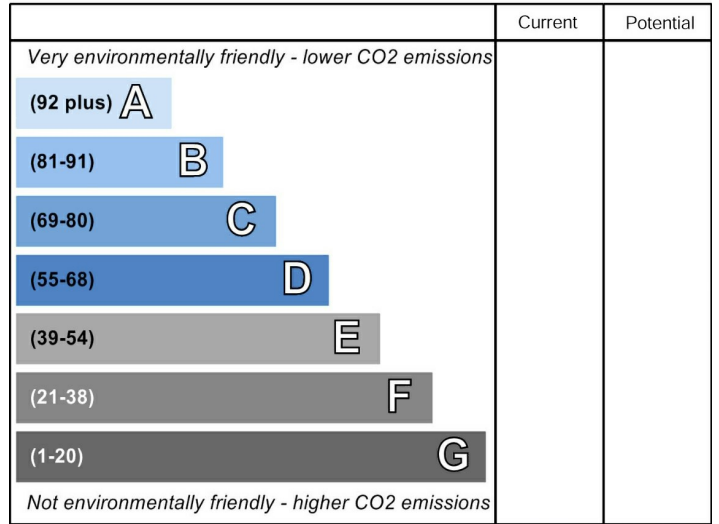


England & Wales

EU Directive  
2002/91/EC

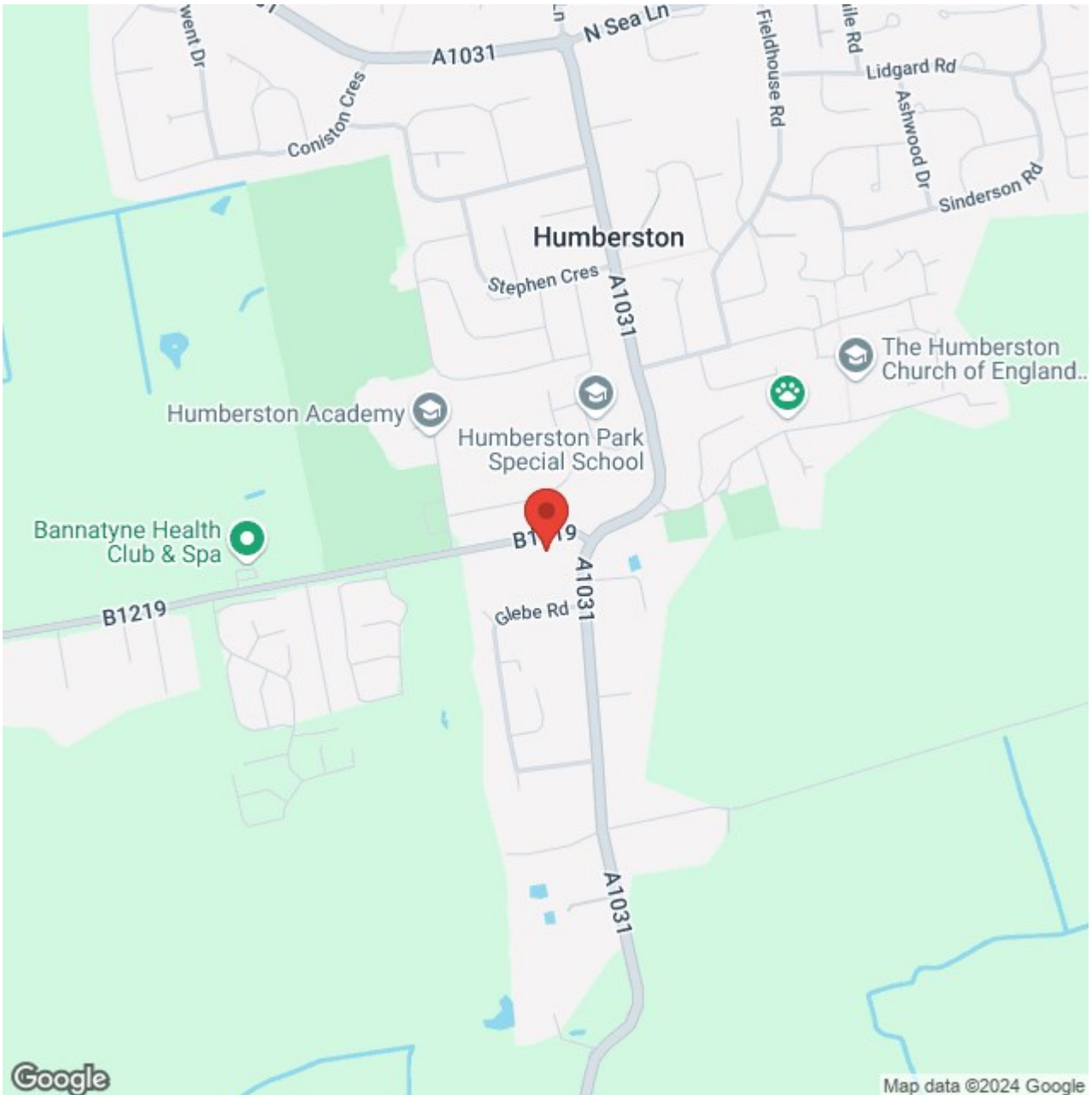


## Environmental Impact (CO<sub>2</sub>) Rating



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.

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*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