

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

6 DOLPHIN STREET, CLEETHORPES

PURCHASE PRICE £65,950 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£65,950

TENURE

We understand the property to be Leasehold with a 140 year lease from 01/04/1982 and this is to be confirmed by the solicitors - Ground Rent £10:00 per annum.



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BMH Estate Agents & Property Management Limited
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6 DOLPHIN STREET, CLEETHORPES

Nestled on the first floor of a charming building on Dolphin Street, this delightful flat in Cleethorpes offers a perfect blend of comfort and convenience. With its prime location just a stone's throw from the sea front, residents can enjoy the refreshing coastal air and the vibrant local amenities that this popular seaside town has to offer.

The flat features a welcoming lounge, ideal for relaxation or entertaining guests. The fitted kitchen is both functional and stylish, providing ample space for culinary pursuits. One well-proportioned bedroom ensures a peaceful retreat, while the modern bathroom adds a touch of luxury to daily routines. Additionally, the property boasts useful loft space, perfect for storage or potential conversion.

This flat is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Whether you are seeking a new home or an investment opportunity, this property presents an excellent choice in a desirable location. With its appealing features and proximity to the beach, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely flat your own.

ENTRANCE HALL

There is a u.PVC double glazed front door to the porch, an inner door to the hallway then a door at the foot of the stairs which take you up to the first floor.

LANDING

Up the stairs to the accommodation where doors to all rooms lead off. There is a central heating radiator, a pull down ladder to the loft, a light to the ceiling, then also a separate door to the rear landing,



6 DOLPHIN STREET, CLEETHORPES

LOUNGE

14 x 12 (4.27m x 3.66m)

The lounge is to the front with a u.PVC double glazed window, coving to the ceiling. An exposed brick fireplace with wooden mantels and a tiled hearth, a central heating radiator, a light and coving to the ceiling.



KITCHEN

11 x 9'6 (3.35m x 2.90m)

To the back of the property with a u.PVC double glazed window and a u.PVC double glazed door to the rear staircase or fire escape. The kitchen is neatly fitted with white wall and base units, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. There is a wall mounted central heating boiler, a central heating radiator, space for a cooker, vinyl to the floor, a light and coving to the ceiling.



6 DOLPHIN STREET, CLEETHORPES

DIFFERENT VIEW OF THE KITCHEN



BATHROOM

9 x 5'6 (2.74m x 1.68m)

The bathroom with a white suite comprising of a panelled bath with a chrome mixer shower tap, a pedestal wash hand basin with a chrome mixer tap and a WC. There is a u.PVC double glazed window, a chrome ladder style radiator, part tiled walls, plumbing for a washing machine, vinyl to the floor and a light to the ceiling.



6 DOLPHIN STREET, CLEETHORPES

BEDROOM ONE

12'4 x 8'9 (3.76m x 2.67m)

With a u.PVC double glazed window, built in cupboards, a central heating radiator, a light and coving to the ceiling.

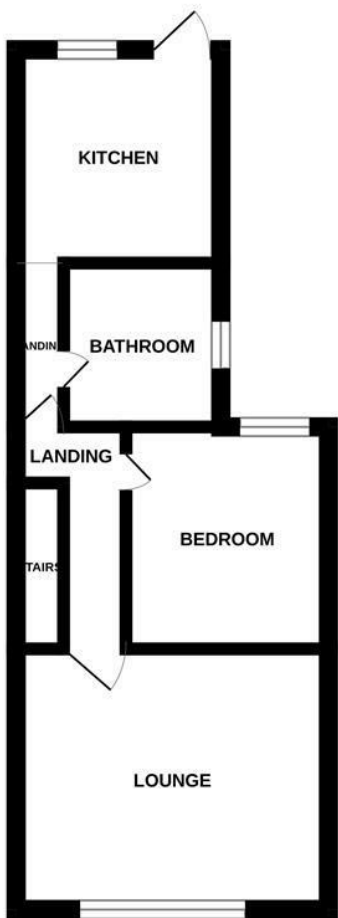


LOFT

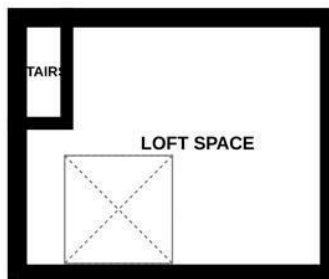
12'10 x 11 approx (3.91m x 3.35m approx)

It is boarded and carpeted, well decorated, there is a velux roof light here.

GROUND FLOOR




1ST FLOOR




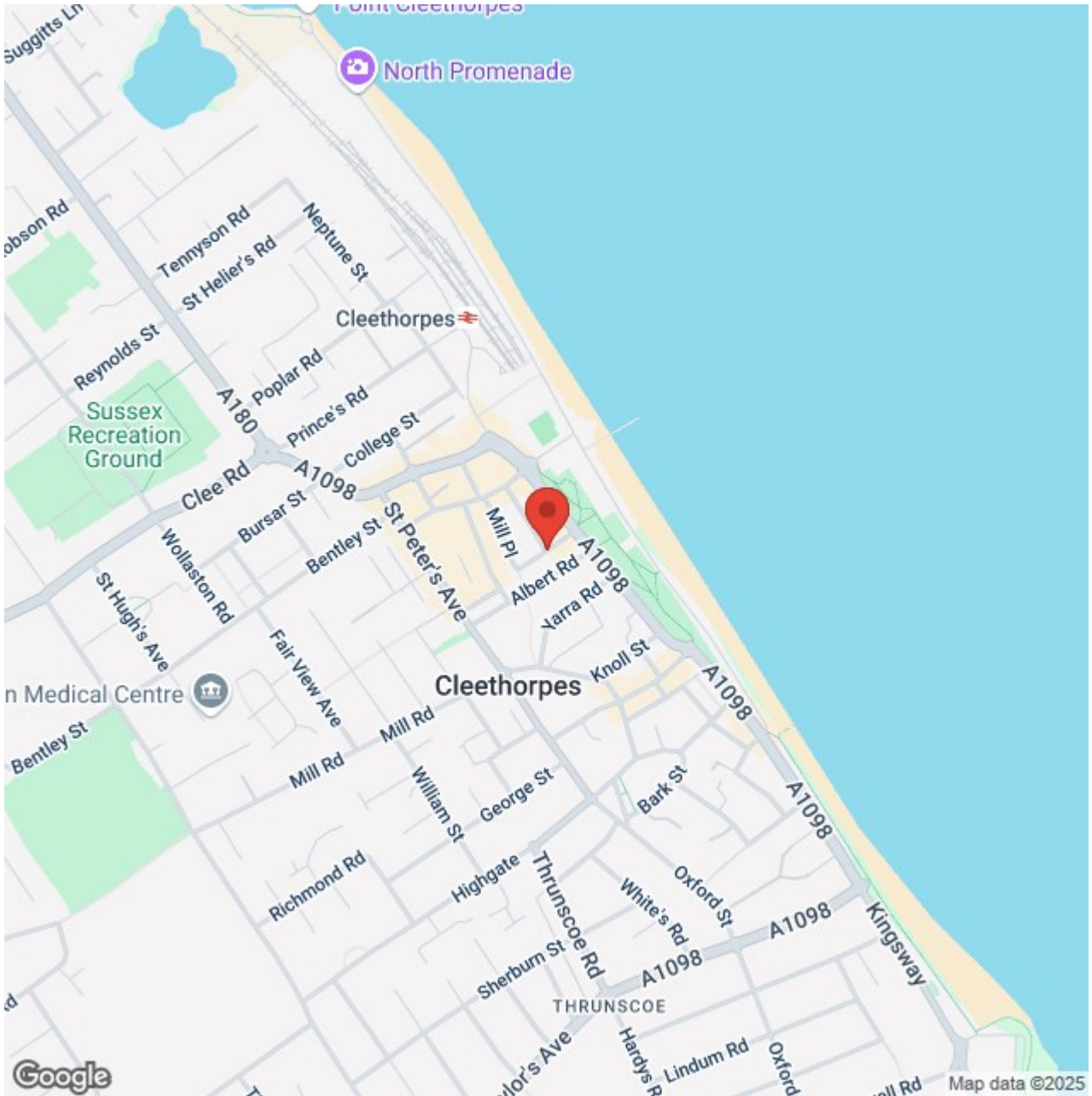
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	79
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 of £495 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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