

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

217 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £85,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£85,000

TENURE

We understand the property to be Leasehold with a 65 year lease from 2018 and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



217 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Nestled in the charming area of Humberston Fitties, this delightful detached chalet offers a perfect retreat just a stone's throw from the beach. With three bedrooms, this property is ideal for families or those seeking a peaceful getaway by the coast.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen is functional and well-equipped, making meal preparation a breeze.

The chalet features three bedrooms, ensuring ample space for family or visitors. A well-appointed shower room completes the accommodation, offering convenience and comfort.

The property is set within well-maintained gardens, providing a lovely outdoor space to enjoy the fresh sea air. With double glazing and central heating throughout, this home ensures warmth and comfort all year round.

This well-presented chalet is not only a fantastic opportunity for those looking to invest in a coastal property but also a wonderful place to create lasting memories. If you are seeking a holiday retreat, this property in Humberston Fitties is sure to impress. Don't miss the chance to make this charming chalet your own.

ENTRANCE HALL

Through a composite door into the hall with a central heating radiator, a light and coving to the ceiling.

LOUNGE

14'0 x 14'6 (4.27m x 4.42m)

The lounge is to the front of the chalet with a large double glazed window allowing the light to flood in, a central heating radiator and a light to the ceiling.



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KITCHEN

10'9 x 11'2 (3.28m x 3.40m)

With a range Beech effect wall and base units, contrasting work surfaces and tiled reveals, a white sink unit with a chrome mixer tap. An integral electric hob and oven, plumbing for a washing machine and space for a tumble dryer. A hardwood door and a double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling.



KITCHEN



BEDROOM 2

12'1 x 7'11 (3.68m x 2.41m)

This double bedroom with two double glazed windows, the wall mounted central heating boiler, a central heating radiator and a light to the ceiling. This room can also be used as a dining room.



SHOWER ROOM

8'1 x 5'9 (2.46m x 1.75m)

With a shower enclosure, a white pedestal wash hand basin with a chrome mixer tap and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling. There is borrowed light windows from the hall and kitchen.



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BEDROOM 1

11'9 x 13'0 (3.58m x 3.96m)

This double bedroom with a double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 1



BEDROOM 3

10'4 x 7'8 (3.15m x 2.34m)

A single bedroom with a double glazed window, a central heating radiator and a light to the ceiling.

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OUTSIDE

The chalet is positioned on a good plot and has a fenced and hedged boundary and is mainly laid to lawn with established bushes and shrubs. There is a pathway round to the back of the chalet and you go up the wooden steps onto a decked terrace, ideal for al-fresco dining and relaxing. There is space to park and two timber sheds.



OUTSIDE



OUTSIDE



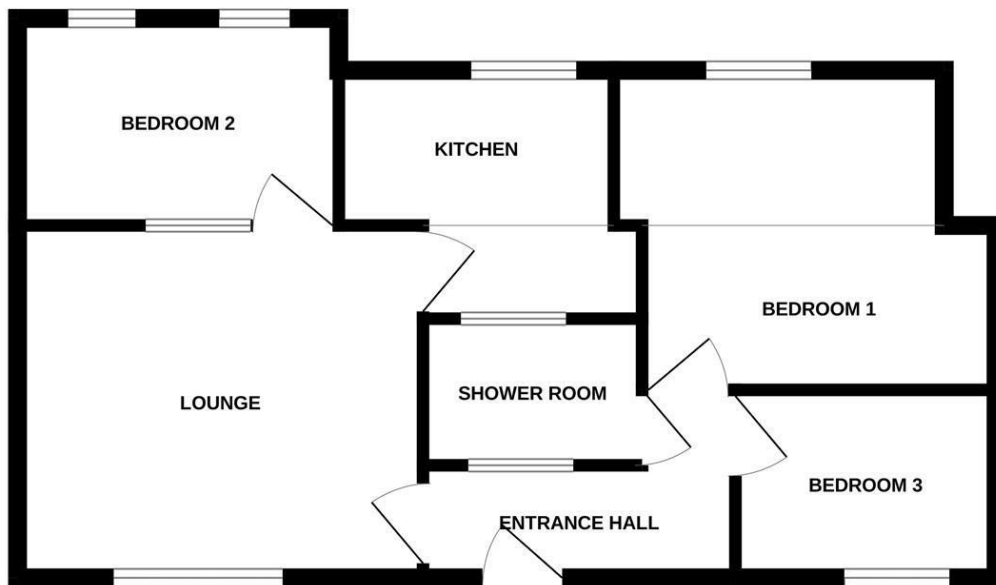
LEASE

Approx Annual Lease Fee £3955.70 +VAT

Service Charge (estimated) £1022.42 + 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.

GROUND 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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.**

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