

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 229 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

**PURCHASE PRICE £149,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£149,000

#### 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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## 229 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Nestled down a tranquil lane in the picturesque Humberston Fitties, this charming detached chalet offers a delightful retreat for those seeking both comfort and space. Set on a generous plot, the property boasts substantial, well-maintained gardens that provide a serene outdoor environment, perfect for relaxation or entertaining.

Upon entering, you are welcomed onto the veranda with light and power then into the fitted kitchen which is both functional and stylish, catering to all your culinary needs, a light and airy living and dining area, which creates an inviting atmosphere for family gatherings or quiet evenings. This chalet features three spacious double bedrooms, ensuring ample accommodation for family or guests.

The property is equipped with two modern shower rooms, enhancing convenience for busy mornings or when hosting visitors. Additional comforts include electric heaters and air conditioning, ensuring a pleasant environment throughout the year.

For those with vehicles or outdoor hobbies, the property offers parking for ample vehicles, with the added benefit of space for motorhomes. Furthermore, four sheds provide excellent storage solutions for gardening tools or recreational equipment.

This delightful chalet in Humberston Fitties is not just a home; it is a lifestyle choice, offering peace, space, and a connection to nature, all while being conveniently located near local amenities. If you are looking for a holiday retreat, this property is sure to impress.

### **VERANDA**

To the front of the chalet there is a veranda which is ideal for sitting and relaxing. The veranda is decked with light and power and part of the veranda is covered so you can enjoy all year round.



## 229 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### KITCHEN

11'11 x 10'3 (3.63m x 3.12m)

The kitchen with a range of white wall and base units, contrasting work surfaces, tiled splash backs, a stainless steel sink unit with a chrome mixer tap. There is space for a cooker with an extractor above, and plumbing for a washing machine or dishwasher. A hardwood window and door, vinyl to the floor, under unit lighting, kick board lighting and spotlights to the ceiling.



### KITCHEN



## 229 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### LIVING/DINING AREA

30'6 max x 19'8 max (9.30m max x 5.99m max)

This spacious, light and airy room with four u.PVC double glazed window allowing the light to flood in. There is an inset log burner with a sleeper mantle above, wall lights, air conditioning with hot and cold air, laminate to the floor and three lights to the ceiling..



### LIVING/DINING AREA



## 229 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### LIVING/DINING AREA



### BEDROOM 1

16'7 x 7'10 (5.05m x 2.39m)

This double bedroom is to the front of the chalet with u.PVC double glazed windows to the front and side, an electric heater, air conditioning with hot and cold air, laminate to the floor and two lights to the ceiling.



**BEDROOM 1**



**BEDROOM 2**

14'6 x 9'7 (4.42m x 2.92m)

Another double bedroom with two u.PVC double glazed windows, an electric heater, air conditioning with hot and cold air and laminate to the floor.



**BEDROOM 3**

9'7 x 14'2 (2.92m x 4.32m)

The third double bedroom with two u.PVC double glazed windows, an electric heater, air conditioning with hot and cold air and laminate to the floor.



**SHOWER/UTILITY ROOM**

6'10 x 6'9 (2.08m x 2.06m)

The shower room with a white sink set in a vanity unit, a shower enclosure with an electric shower and a WC. There is plumbing for a washing machine, a large built in storage unit, part tiled walls, vinyl to the floor and spotlights to the ceiling.



## 229 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### WET ROOM

4'2 x 7'0 (1.27m x 2.13m)

The wet room with a white sink set in a vanity unit with an electric water heater above, a toilet, shower area with an electric shower. A u.PVC double glazed window, part tiling to the walls, vinyl to the floor and a light to the ceiling.



### FRONT VIEW



## 229 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### OUTSIDE

In this tucked away location down 12th Avenue this chalet stands on a large plot with well maintained and secluded wrap around garden with ample space for parking and can also accommodate a motor home. There are four sheds, three of which have light and power and the largest shed has a covered patio area ideal for al-fresco dining and entertaining on those long summer days and nights.



### OUTSIDE



## 229 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### OUTSIDE



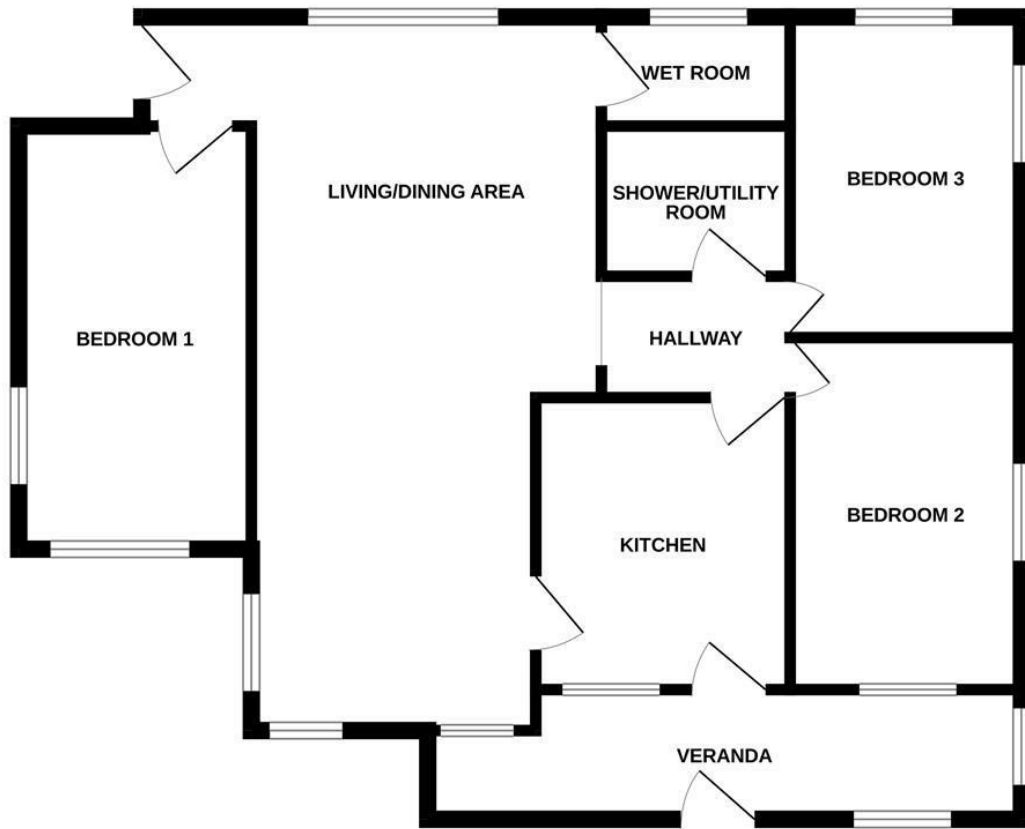
### LEASE

Estimated Annual Lease Fee £3955.70 + VAT

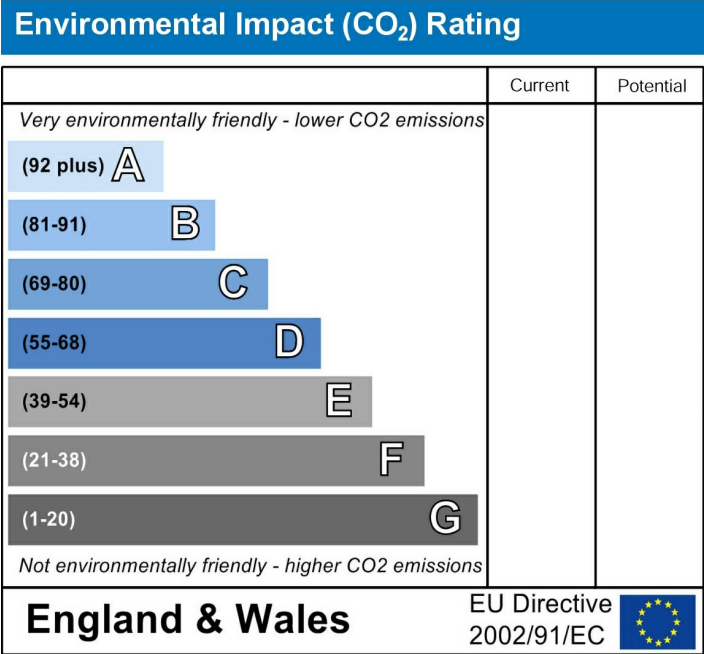
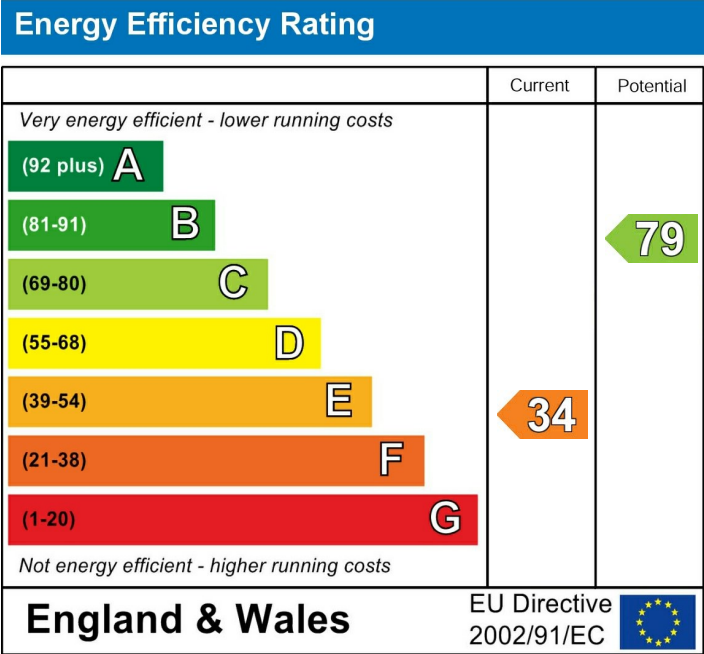
Service Charge (estimated) £1022.42 + VAT\*

\*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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## **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](mailto: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 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