

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

214 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £110,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

PURCHASE PRICE

£110,000

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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214 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Nestled in the charming area of Humberston Fitties, this delightful detached chalet offers a perfect blend of modern living and coastal charm. Recently refurbished to a high standard, this property is presented to the market with no onward chain, making it an ideal choice for those looking to move in without delay.

Upon entering, you will be greeted by a spacious open plan kitchen, living, and dining area that is designed for both comfort and functionality. This contemporary space is perfect for entertaining guests or enjoying quiet evenings at home. The modern shower room adds to the convenience of this lovely chalet, ensuring that all your needs are met.

The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. With double glazing throughout and gas central heating, you can enjoy a warm and inviting atmosphere all year round. The chalet is also fully insulated, enhancing energy efficiency and comfort.

Outside, you will find well-maintained gardens that offer a tranquil setting to unwind, along with parking space for two vehicles, ensuring convenience for you and your guests.

This property is a true gem in Humberston Fitties, and viewing is highly recommended to fully appreciate all it has to offer. If you are seeking a holiday retreat, this chalet is sure to impress. Don't miss the opportunity to make this beautiful home your own.

Annual Lease Fee £3,021.50 + VAT- Service Charge (estimated) £751.32 + 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.

FRONT PORCH

Through the timber framed porch and u.PVC double glazed door into the kitchen/dining/living area.



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KITCHEN/DINER

23'3 x 7'8 (7.09m x 2.34m)

With a range of brand new white gloss wall and base units, contrasting work surfaces which also create a breakfast bar. A white sink unit with a chrome mixer tap, an integrated fridge/freezer, an electric hob an oven with a stainless steel extractor fan above. A vertical central heating radiator, a washing machine, three u.PVC double glazed windows, laminate to the floor and lights to the ceiling.



KITCHEN/DINER



214 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

KITCHEN/DINER



KITCHEN/DINING/LIVING AREA



214 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

LIVING AREA

12'10 x 13'7 into bay (3.91m x 4.14m into bay)

With a u.PVC double glazed bay window, a central heating radiator, laminate to the floor and a light to the ceiling. Doors to bedrooms and shower room lead off.



LIVING AREA



214 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

SHOWER ROOM

8'5 x 7'8 (2.57m x 2.34m)

The shower room comprising of a walk-in shower, a chrome riser, a chrome head and a waterfall head, a white sink set in a vanity unit and a toilet. A u.PVC double glazed window, a wall mounted central heating boiler, a chrome ladder style radiator, fully tiled walls, laminate to the floor and a light to the ceiling.



BEDROOM 1

9'10 x 10'7 (3.00m x 3.23m)

A double bedroom with two u.PVC double glazed windows, a central heating radiator and laminate to the floor.



BEDROOM 1



BEDROOM 2

9'11 x 7'11 (3.02m x 2.41m)

Another double bedroom with two u.PVC double glazed windows, a central heating radiator and laminate to the floor.



BEDROOM 2



OUTSIDE

The chalet has a fenced boundary with a wooden gate and is laid to lawn with established trees. There is a block-paved pathway and parking area.



214 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

OUTSIDE



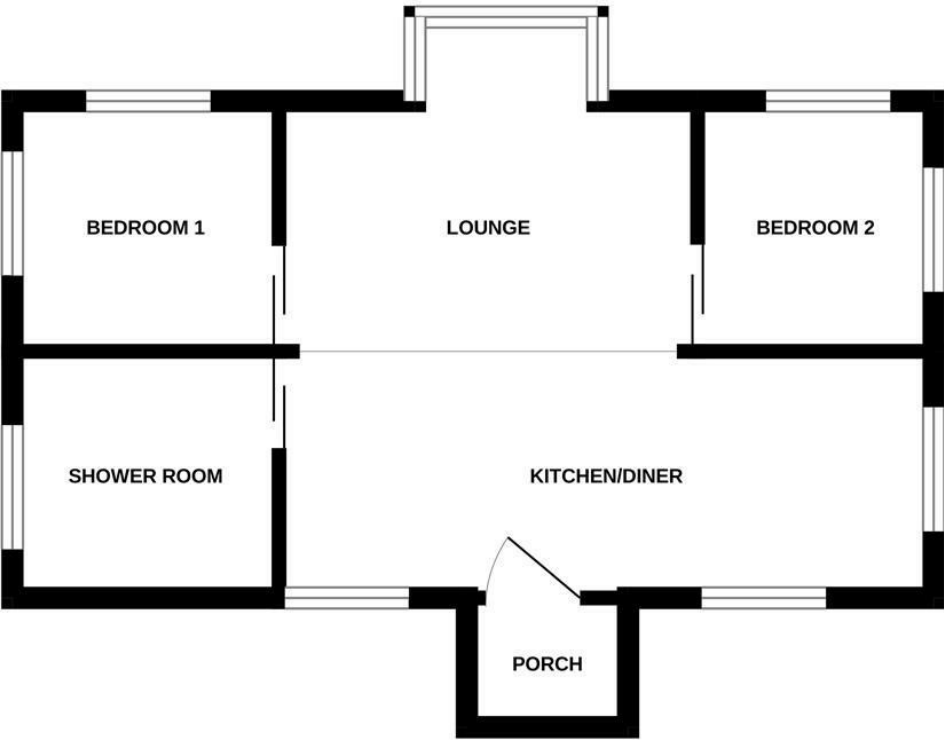
LEASE

Annual Lease Fee £3,021.50 + VAT

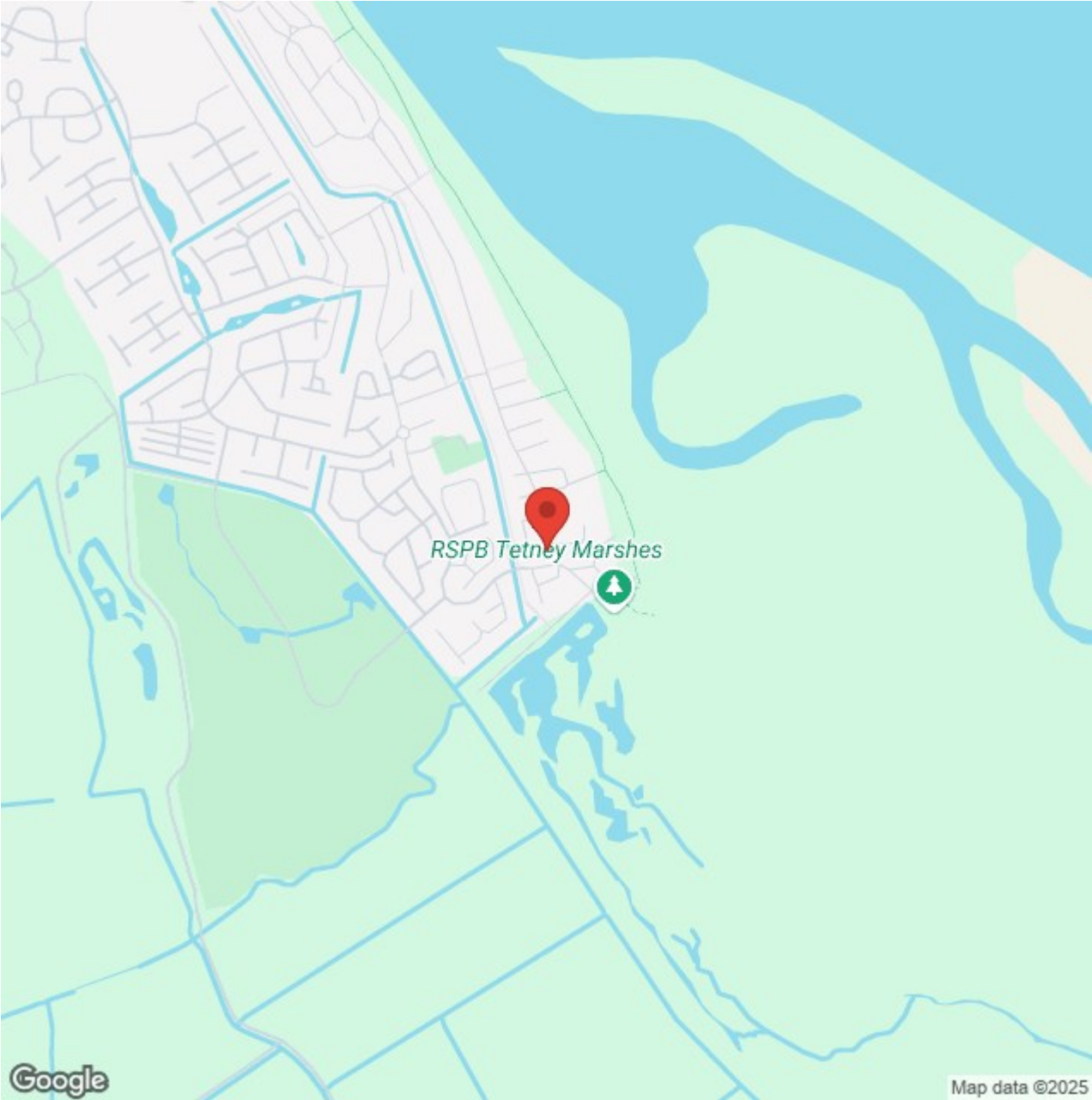
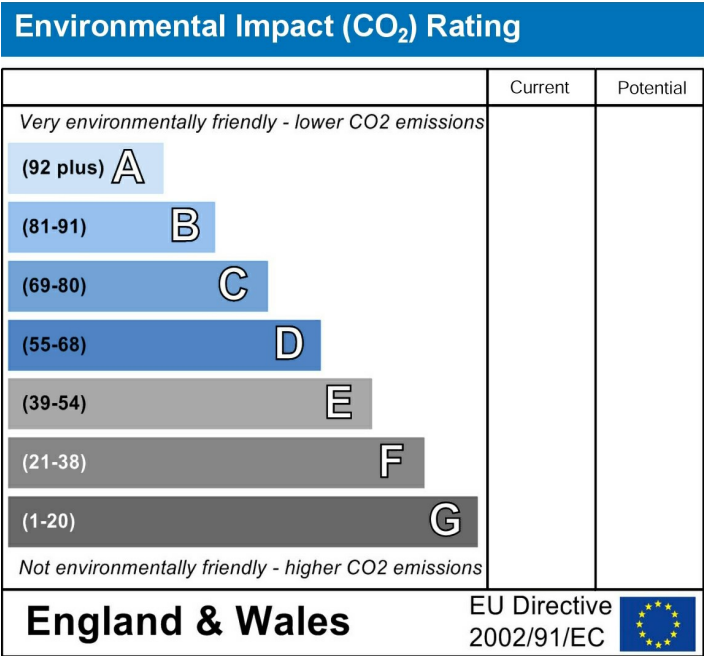
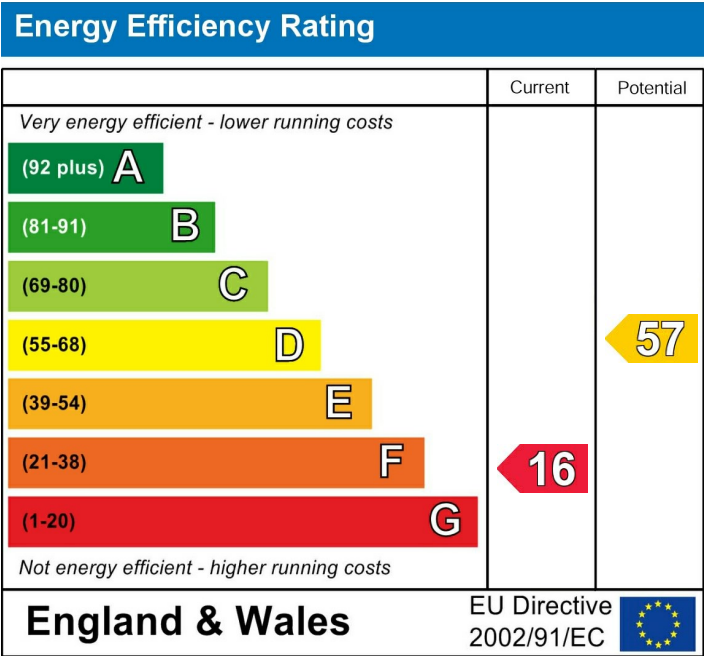
Service Charge (estimated) £751.32 + VAT*

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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

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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.

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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.

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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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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