

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:

www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

13 HART STREET, CLEETHORPES

PURCHASE PRICE £79,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£79,950

TENURE

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



Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



13 HART STREET, CLEETHORPES

Nestled in the charming area of Hart Street, Cleethorpes, this delightful terraced house presents an excellent opportunity for those seeking a property to invest in or make their own. Offered for sale with no chain, this home is ideal for buyers looking to put their personal touch on a space that is in need of updating.

Upon entering, you are welcomed by an entrance porch that leads into a hall. The ground floor features a generous lounge/diner, perfect for entertaining guests or enjoying family time. The kitchen offers ample potential for creating a culinary haven. Additionally, a conveniently located downstairs bathroom adds to the practicality of the layout.

The first floor boasts three well-proportioned bedrooms, providing comfortable living spaces for families or individuals alike. The property benefits from both front and rear gardens, offering outdoor space for relaxation or gardening enthusiasts. Furthermore, the house is double glazed, ensuring warmth and energy efficiency throughout the seasons.

This property is not only a fantastic investment opportunity but also a chance to create a home tailored to your preferences. With its prime location in Cleethorpes, you will find yourself close to local amenities, schools, and the beautiful coastline. Do not miss the chance to view this property and envision the possibilities it holds.

ENTRANCE PORCH

Through a hardwood and glazed door into the porch with a hardwood and glazed door into the hall.

HALL

With stairs to the first floor accommodation, a light and coving to the ceiling.

LOUNGE-DINER

26'4 x 9'10 increasing to 12'5 (8.03m x 3.00m increasing to 3.78m)

The lounge-diner with a u.PVC double glazed walk-in bay window to the front and a u.PVC double glazed window to the rear. Two marble effect fire surrounds both with gas fires, there is a cupboard housing the meters, two lights and coving to the ceiling.



13 HART STREET, CLEETHORPES

LOUNGE/DINER



LOUNGE/DINER



13 HART STREET, CLEETHORPES

LOUNGE-DINER



KITCHEN

10'5 x 7'9 (3.18m x 2.36m)

With a range of white wall and base units, contrasting work surfaces, tiled splash backs and a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob and a housed extractor fan and there is plumbing for a washing machine. A u.PVC double glazed window, a hardwood and glazed door, a tiled floor and a light to the ceiling.



13 HART STREET, CLEETHORPES

KITCHEN



BATHROOM

5'3 x 4'10 (1.60m x 1.47m)

The bathroom comprising of a panelled bath, chrome taps and a plumbed shower over, a pedestal wash hand basin with chrome taps. A u.PVC double glazed window, shower boarding to the walls, a tiled floor, door to the toilet and a light to the ceiling.



WC

5'3 x 2'5 (1.60m x 0.74m)

With a toilet, a u.PVC double glazed window, a wall mounted hot water boiler, a tiled floor and a light to the ceiling.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a light, loft access and coving to the ceiling.

13 HART STREET, CLEETHORPES

BEDROOM 1

13'3 x 11'5 (4.04m x 3.48m)

This double bedroom to the front of the property with a u.PVC double glazed window and a light to the ceiling.



BEDROOM 1



13 HART STREET, CLEETHORPES

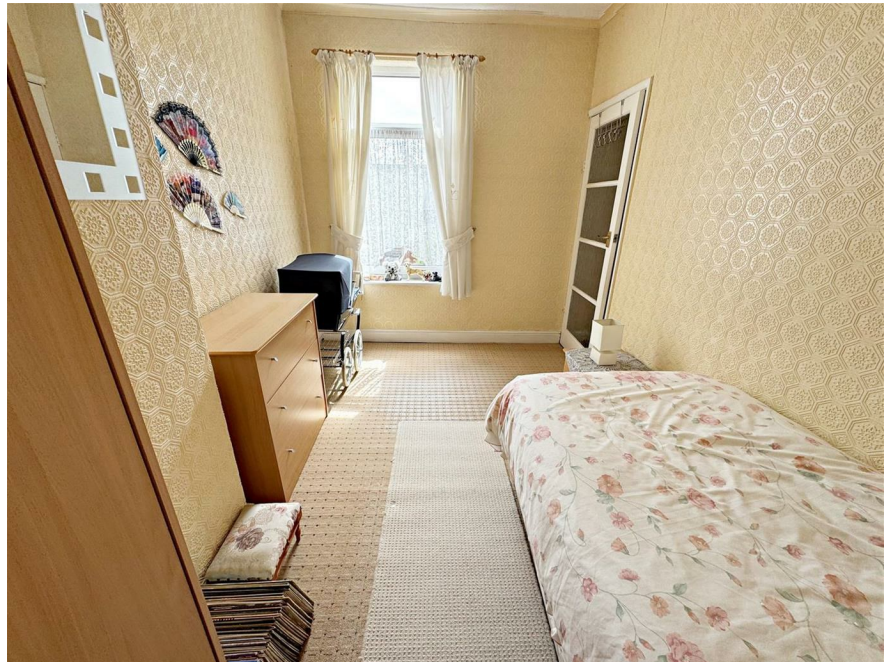
BEDROOM 2

12'4 x 7'9 (3.76m x 2.36m)

Another double bedroom with a u.PVC double glazed window, a light and ceiling rose to the ceiling.



BEDROOM 2



13 HART STREET, CLEETHORPES

BEDROOM 3

10'1 x 7'11 (3.07m x 2.41m)

Bedroom 3 is to the back of the property with a u.PVC double glazed window and a light to the ceiling.



OUTSIDE

The front garden has a walled boundary with a wrought iron gate and is laid to concrete and turfed for ease of maintenance.

The rear garden has a fenced and walled boundary with a wooden gate and is mainly laid to lawn with established borders and a concrete path.

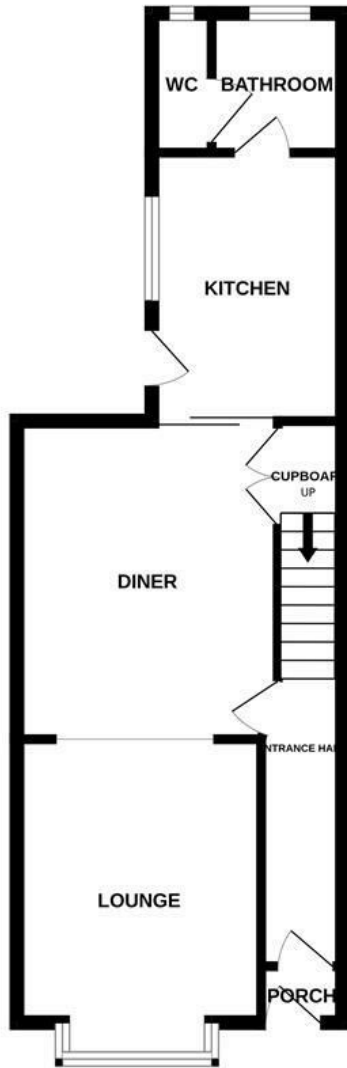


13 HART STREET, CLEETHORPES

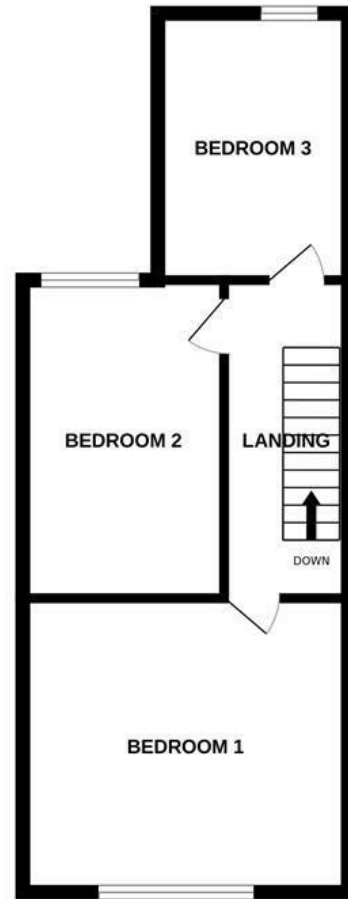
OUTSIDE



GROUND FLOOR




1ST FLOOR




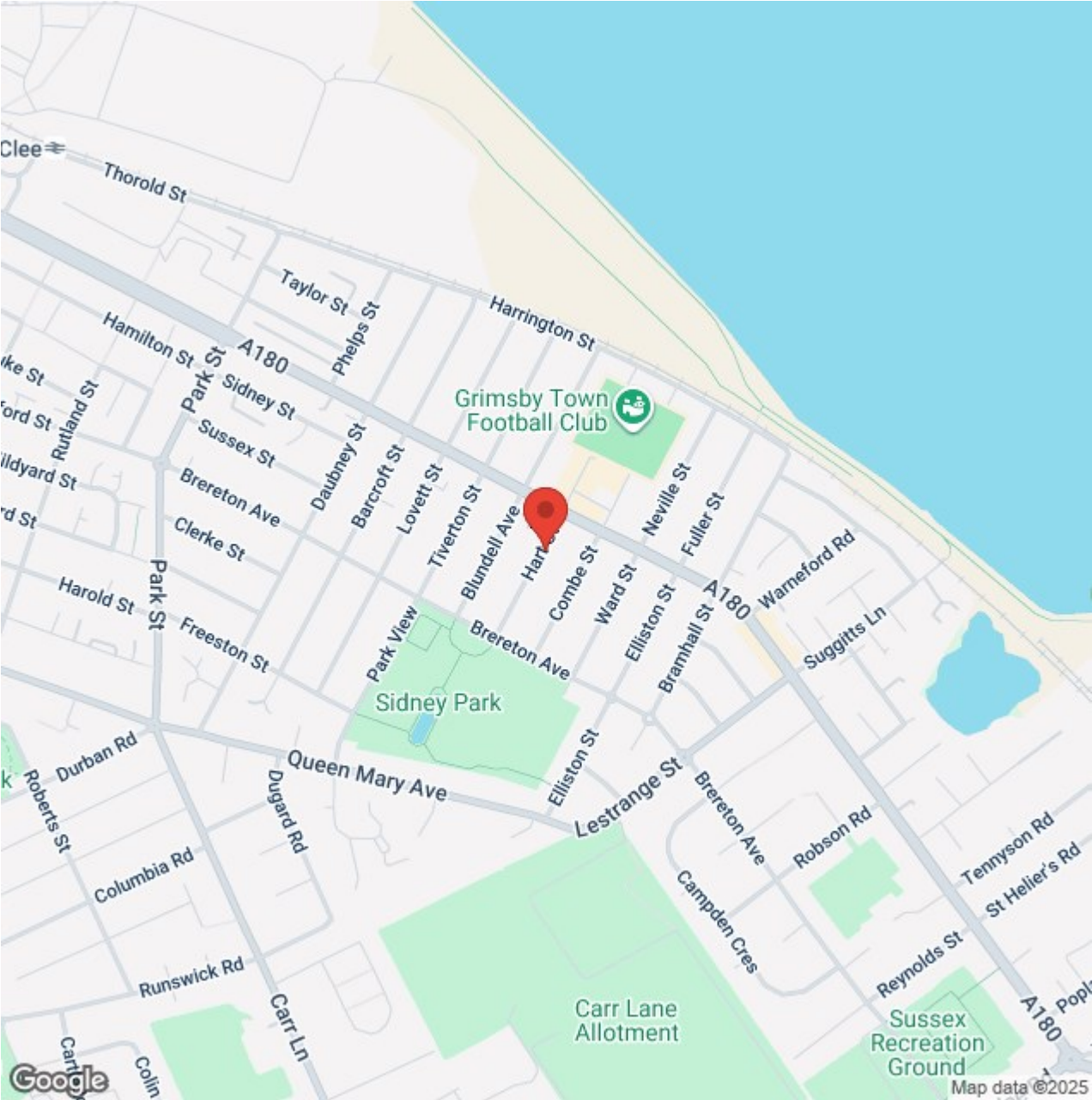
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025

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 | | |
| | 48 | 84 |
| 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