

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

229A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £129,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£129,000

TENURE

We understand the property to be Leasehold, with 65 year lease from 2019 and this is to be confirmed by the solicitors



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229A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Nestled in the charming Humberston Fitties, this beautifully presented detached chalet offers a delightful retreat just a stone's throw from the beach. With no chain involved, this property is ready for you to move in and enjoy.

Upon entering, you are welcomed by a bright sun room that sets the tone for the rest of the home. The open plan kitchen, living, and dining area is perfect for both entertaining and everyday living, providing a warm and inviting space for family and friends. The chalet boasts three well-appointed bedrooms, including a spacious double bedroom and two comfortable single bedrooms, ensuring ample accommodation for guests or family members. A modern bathroom completes the interior, offering both style and functionality.

Outside, the tranquil garden is a true highlight, featuring a fenced and tree-bound boundary that provides a sense of privacy. The decked veranda invites you to relax and soak up the sun, while the covered seating and entertaining area is ideal for hosting gatherings or enjoying quiet evenings outdoors. Additionally, the property offers parking for two vehicles, making it convenient for you and your guests.

With double glazing and electric heating throughout, this chalet combines comfort with practicality. Whether you are seeking a holiday getaway or a potential business investment, this property in Humberston Fitties is a wonderful opportunity not to be missed. Embrace coastal living in this delightful holiday home, where relaxation and enjoyment await.

SUN ROOM

12'4 x 9'6 (3.76m x 2.90m)

Enter the chalet through u.PVC double glazed sliding patio doors into the sun room with u.PVC double glazed windows to three sides, a wall mounted electric panel heater and spotlights to the ceiling.



SUN ROOM



LIVING/DINING AREA

20'11 x 9'11 (6.38m x 2.77m)

With u.PVC double glazed French doors, a u.PVC double glazed window and a u.PVC double glazed door with side panels. A log burner sits upon a tiled hearth with a wooden mantle, a wall mounted electric panel heater and two lights to the ceiling.



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LIVING/DINING AREA



LIVING/DINING AREA



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KITCHEN

10'2 x 7'5 (3.10m x 2.26m)

With a range of pale green wall and base units, contrasting work surfaces incorporating a white sink unit with a chrome mixer tap. A 5 ring gas and electric range cooker with stainless steel extractor fan and splash back, plumbing for a washing machine and dishwasher and space for a fridge/freezer. A u.PVC double glazed door and two windows, laminate to the floor and a light to the ceiling.



KITCHEN



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REAR PORCH

The rear porch with a u.PVC double glazed door, two hardwood and glazed windows, a tiled floor and a light. A built in cupboard housing the hot water boiler. A tiled floor and a light. The rear porch leads to an outside seating area with a hot shower ideal after those sandy walks.



BEDROOM 1

9'8 x 9'7 (2.95m x 2.92m)

This double bedroom with a u.PVC double glazed window, a wall mounted electric panel heater, two built in wardrobes and a light to the ceiling.



BEDROOM 1



INNER HALL

The inner hall with doors to the bedrooms and bathroom, a wall mounted electric storage heater, vinyl to the floor, a light and loft access to the ceiling.

BEDROOM 2

9'10 x 7'6 (3.00m x 2.29m)

This single bedroom with a u.PVC double glazed window, built in wardrobes, a wall mounted electric panel heater and a light to the ceiling.



BEDROOM 3

7'0 x 6'7 (2.13m x 2.01m)

Another single bedroom with a u.PVC double glazed window, a wall mounted electric panel heater and a light to the ceiling.



SHOWER ROOM

10'0 max x 7'3 (3.05m max x 2.21m)

The bathroom comprising of a large shower with a rainfall head, a vanity sink unit, a chrome mixer tap and a cabinetised toilet. A u.PVC double glazed window, the walls are part tiled and part shower boarded, a chrome ladder style radiator, vinyl to the floor and a light to the ceiling.



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OUTSIDE

Step into a peaceful and tranquil garden retreat, thoughtfully designed to offer both privacy and relaxation. Enclosed by a combination of fencing and mature trees, this serene outdoor space ensures complete seclusion from the outside world. A spacious decked veranda provides the perfect spot for morning coffee or evening unwinding, while a covered seating and entertaining area makes alfresco dining a delight, rain or shine.

The garden is laid to lawn, framed by established, well-stocked borders that bring year-round colour and charm. Additional features include a timber shed for practical storage and a delightful summer house. Decorative stone parking completes the space, adding both functionality and visual appeal.

This garden truly offers a rare blend of privacy, beauty, and versatility – perfect for entertaining, relaxing, or simply enjoying the outdoors.

OUTSIDE



229A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

OUTSIDE



229A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

OUTSIDE COVERED SEATING AREA



OUTSIDE



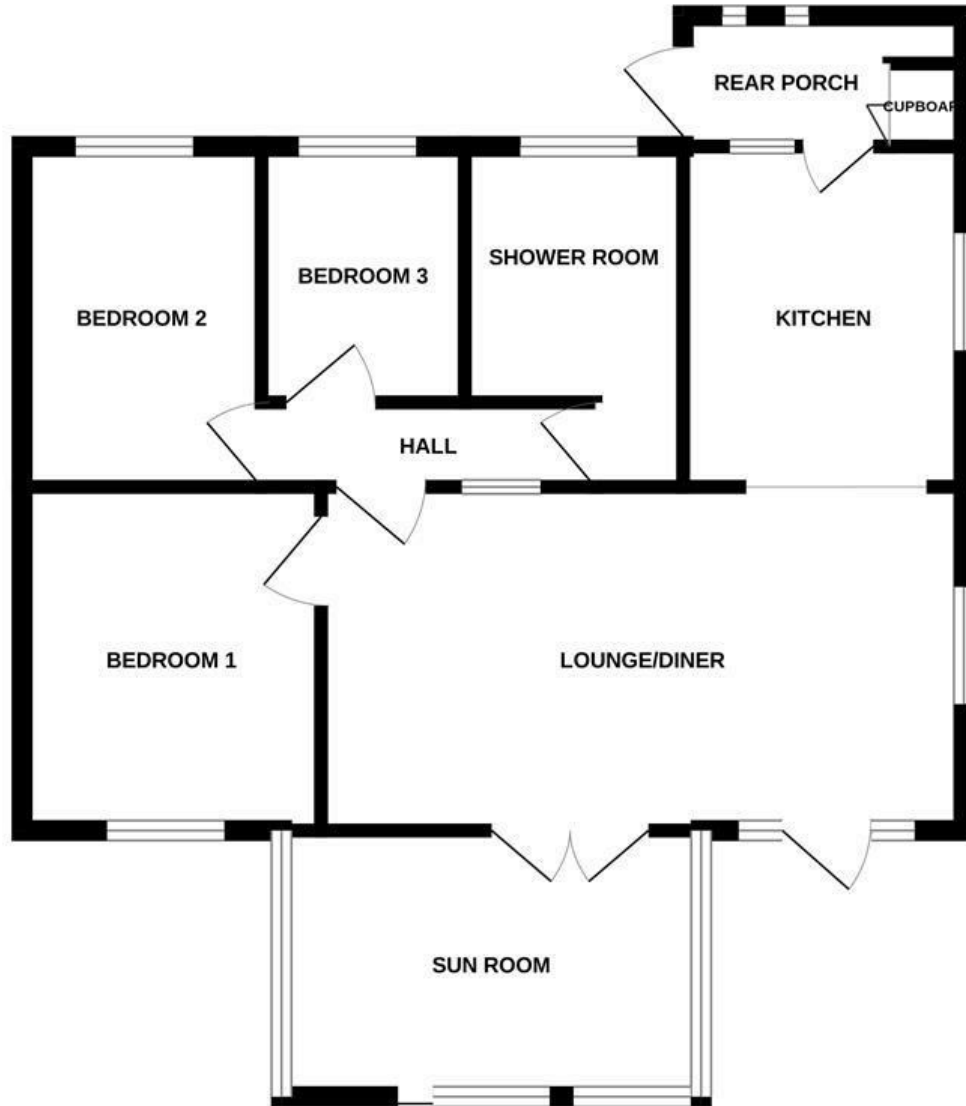
LEASE

Estimated Annual Lease Fee £3,021.50 + VAT

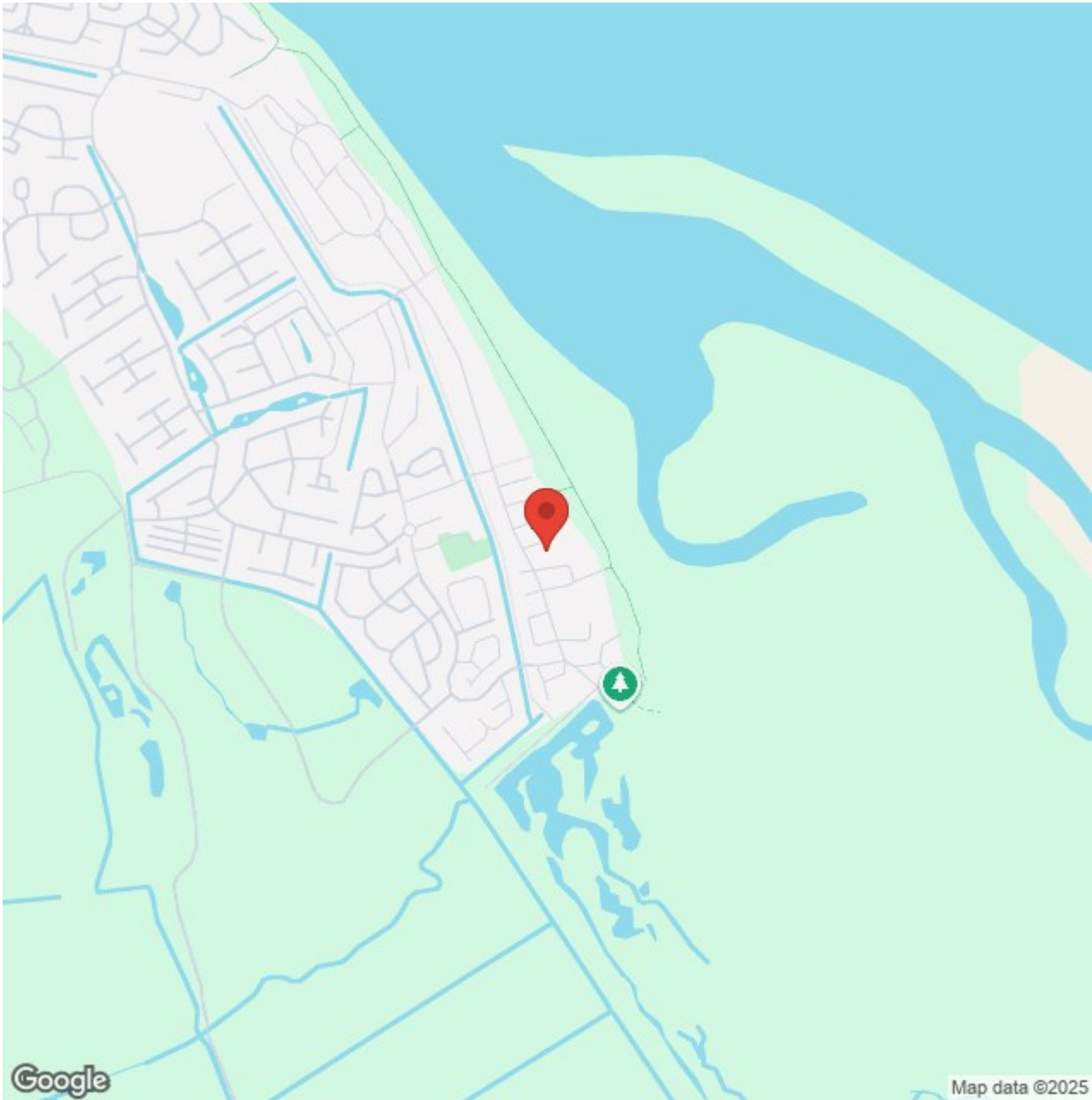
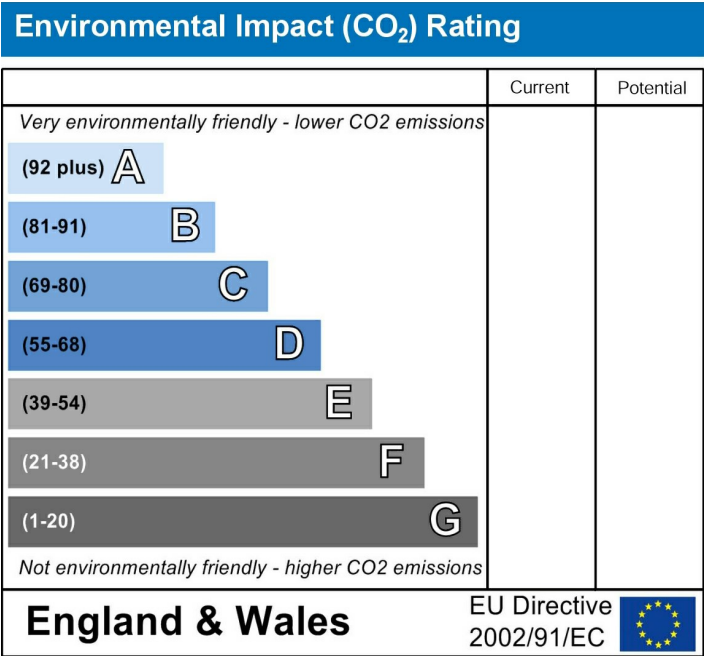
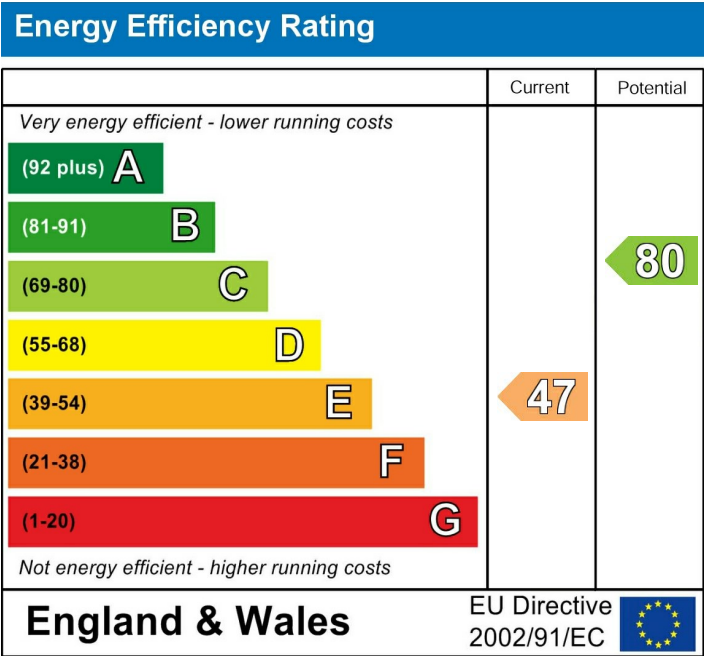
Service Charge (estimated) £751.32 + VAT*

*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.

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.

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.

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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.)

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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