

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:

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PROPERTY FOR SALE

254 ANTHONY'S BANK ROAD, HUMBERSTON FITTIES, HUMBERSTON

PURCHASE PRICE £70,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£70,000

TENURE

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



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



254 ANTHONY'S BANK ROAD, HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale with no chain this quaint detached chalet on the ever popular Humberston Fitties. The current vendor has kept the chalet in keeping with the conservation area that it sits upon. The chalet comprises of an open plan kitchen, living, dining area, ideal for family and entertaining, two bedrooms, a shower room and a WC. There is a well maintained garden to the front and parking and there is a brick store too. The chalet benefits from double glazing and gas central heating. The chalet really must be viewed to appreciate the history of the chalet and the Fitties.

*****Lease term 65 years from 2019, Ground rent (APPROX) £3,021.50 + V.A.T. & £751.32 (APPROX) service charge*****

LOUNGE

9'8 x 10'4 (2.95m x 3.15m)

Through a hardwood and glazed door with side panel into this lovely lounge overlooking the garden. There is a window to the side, a tiled floor and a light to the ceiling. This room is open plan with the kitchen/diner.



LOUNGE



254 ANTHONY'S BANK ROAD, HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

KITCHEN/DINER

16'11 x 9'8 decreasing to 6'11 (5.16m x 2.95m decreasing to 2.11m)



KITCHEN AREA

The kitchen with a range of wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. There is space for a cooker and a fridge and there is plumbing for a washing machine and the wall mounted central heating boiler is also here. A u.PVC double glazed window, vinyl to the floor and spot lights to the ceiling.



DINING AREA

The dining area with a central heating radiator, continuing vinyl floor from the kitchen and room for a table and chairs.



LOUNGE/DINER/KITCHEN



INNER HALL

With doors to the bedrooms, shower room and WC lead off.

BEDROOM 1

9'10 x 7'0 (3.00m x 2.13m)

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



BEDROOM 2

7'3 x 7'0 (2.21m x 2.13m)

This bedroom is to the front of the property with a double glazed hard wood window, a central heating radiator, a built in wardrobe and a light to the ceiling.



SHOWER ROOM

3'2 x 7'0 (0.97m x 2.13m)

With a shower cubicle and an electric shower, the shower cubicle is also tiled. A u.PVC double glazed window, a central heating radiator and a light to the ceiling.



WC

3'2 x 7'0 (0.97m x 2.13m)

A white WC with a central chrome flush, a white sink set in white vanity unit with a chrome mixer tap and tiled splash backs. A u.PVC double glazed window, a central heating radiator and a light to the ceiling.



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OUTSIDE

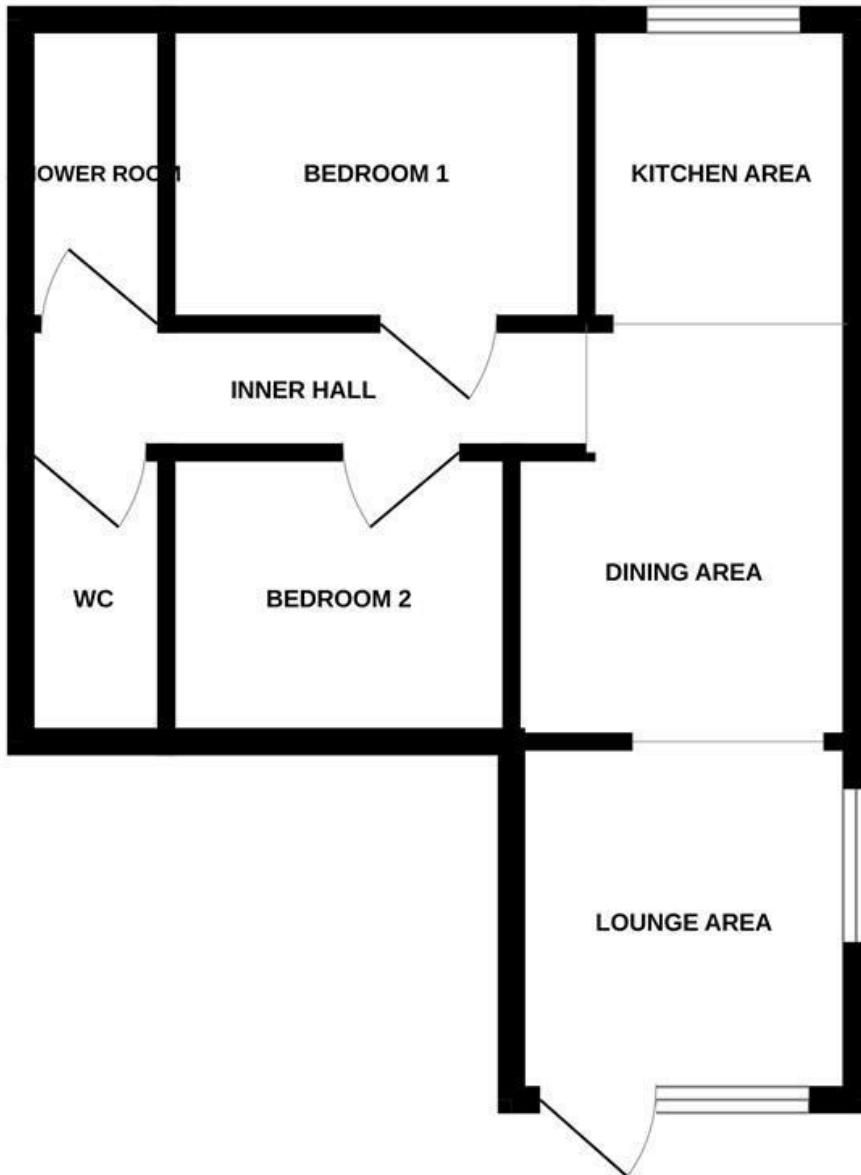
The chalet has a fenced boundary and is mainly laid to lawn with wooden steps up to a decked area for enjoying the views. There is a decorative stoned drive for parking and double wooden gates and a brick store.



LEASE


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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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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		47
(21-38) F		
(1-20) G	4	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ 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 for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 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