



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Humberston Fitties**  
**Humberston**  
**Grimsby**  
**DN36 4EU**

**Offers in the Region Of**  
**£85,000**

**NO FORWARD CHAIN - A SUBSTANTIAL PLOT, ONE OF THE LARGEST ON SITE - PARKING TO THE REAR -** An opportunity to purchase this quite lovely two bedroom chalet on the ever popular Humberston Fitties site. With a substantial plot, ideal for a gardener, someone with a large family or even as a major plus point to someone wishing to rent out through the holiday season, this chalet comes with viewing highly advised. With parking accessed off Third Avenue this chalet really does have it all inside and out. Internal viewing will reveal the entrance hall, lounge with a cozy multi fuel burner, kitchen-diner, two double bedrooms with fitted wardrobes and the shower room. **NO MAINS GAS.**

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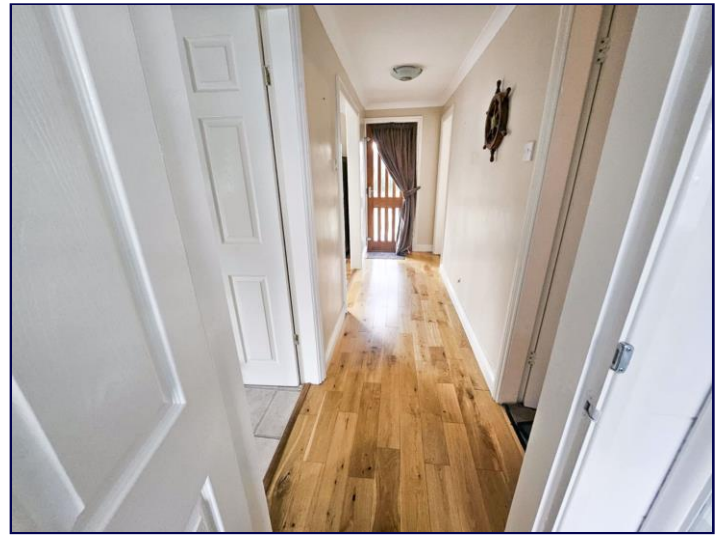
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### Entrance Hall

Accessed through the front door this is a welcoming space with coving to the ceiling, solid oak wooden flooring and open plan access to the lounge.

### Lounge

10' 0" x 15' 4" (3.04m x 4.68m)

The lounge has south facing dual aspect windows to the front and side elevation, coving to the ceiling, an electric radiator, solid oak wooden flooring and a cozy multi fuel burner.

### Kitchen/Diner

10' 0" x 15' 5" (3.06m x 4.69m)

The kitchen-diner has dual aspect windows to the rear and side elevation, a door to the rear, wooden and carpeted flooring. With a modern fitted kitchen with a ceramic sink and drainer, plumbing for a washing machine and a cooker. There is also a good space for a dining table and chairs.

### Bedroom One

9' 10" x 11' 9" (3.00m x 3.57m)

Bedroom one has a window to the front elevation, a carpeted floor and fitted wardrobes.

### Bedroom Two

10' 0" x 9' 8" (3.06m x 2.95m)

Bedroom two has a window to the rear elevation and fitted wardrobes.

### Shower Room

6' 7" x 5' 7" (2.01m x 1.70m)

The shower room has an opaque window to the rear elevation, wooden flooring and a white suite with a WC, basin and shower cubicle.

### Outside

With fantastic gardens to the front and rear with a vast lawn to both. Enclosed by perimeter fencing with a gate to the rear providing an entrance to park any vehicles.

**Tenure**

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

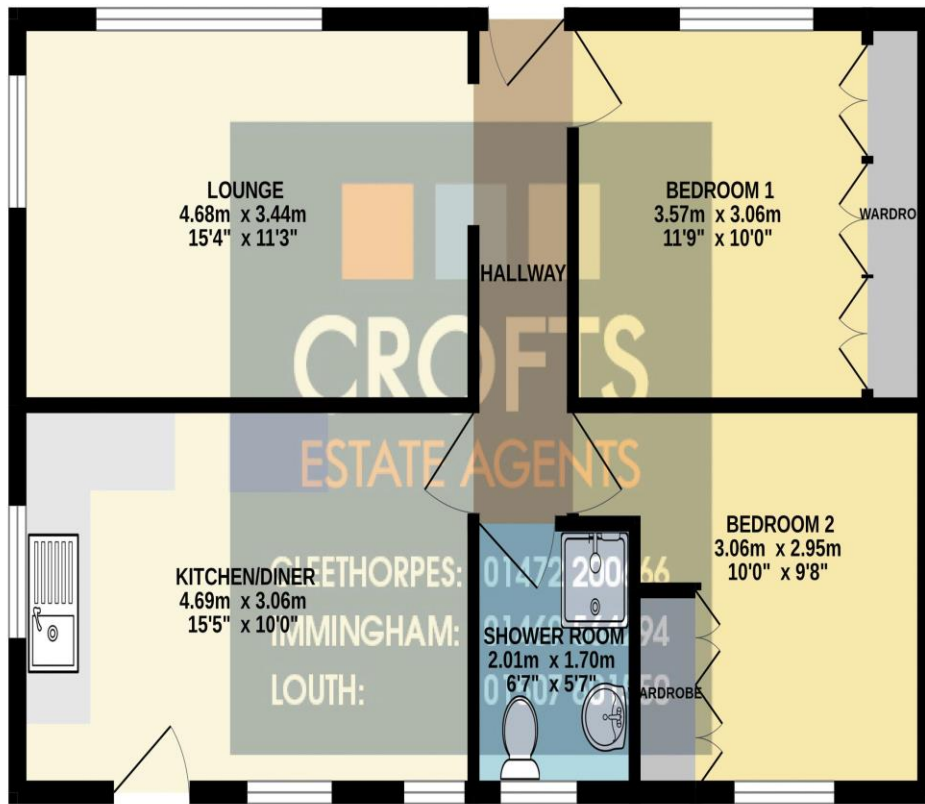
**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
53.5 sq.m. (576 sq.ft.) approx.



TOTAL FLOOR AREA: 53.5 sq.m. (576 sq.ft.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.