

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

185 9TH AVENUE HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £160,000 - NO CHAIN



VIEWING

Strictly By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£160,000

TENURE

We understand the property to be Leasehold with a 65 year lease from 2018 and this is to be confirmed by the solicitors. 10 months residential and cash buy only.



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185 9TH AVENUE HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Nestled in the charming Conservation Area of Humberston Fitties, just a stone's throw from the beach, this stunning detached chalet is now available for sale with no chain. This delightful property boasts a welcoming porch that leads into a modern kitchen, seamlessly flowing into a light and airy lounge/diner, perfect for both relaxation and entertaining.

The chalet features three well-appointed bedrooms, including two spacious double rooms and a single bedroom, providing ample space for family or guests. Additionally, there is a modern bathroom designed for comfort and convenience. A sun room adds versatility to the layout, offering the potential to serve as a fourth bedroom or a tranquil space to enjoy the views.

Outside, the property is equally impressive, with a covered veranda and a utility area that enhance its functionality. The well-maintained gardens are a true highlight, featuring two decked areas ideal for outdoor dining or simply soaking up the sun. The private drive accommodates parking for up to six vehicles, ensuring convenience for residents and visitors alike. Two sheds provide additional storage solutions.

This chalet is equipped with underfloor heating and double glazing, ensuring warmth and energy efficiency throughout the year. Turnkey ready, this property is an exceptional opportunity for those seeking a coastal retreat in a picturesque setting. Do not miss the chance to make this beautiful chalet your new home.

ENTRANCE

Through a hardwood door into the entrance hall with underfloor heating, a tiled floor, a circular window and a wall light.



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KITCHEN

9'7 x 8'7 (2.92m x 2.62m)

With a range of Cashmere coloured wall and base units, contrasting work surfaces and up stands, a white ceramic sink unit and a chrome mixer tap. An electric double oven, an electric hob with a stainless steel extractor fan above, an integrated dishwasher and space for a fridge/freezer. A u.PVC double glazed window, a breakfast bar, underfloor heating, engineered oak flooring, a light and loft access to the ceiling.



KITCHEN



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LOUNGE/DINER

16'10 x 9'8 (5.13m x 2.95m)

With u.PVC double glazed windows to the side and rear, a brick fireplace with a natural wooden mantle and a log burner within. Underfloor heating, engineered oak flooring and two lights to the ceiling.



LOUNGE/DINER



HALL

With underfloor heating, engineered oak flooring and a light to the ceiling.

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BEDROOM 1

9'9 x 10'0 (2.97m x 3.05m)

This double bedroom with a u.PVC double glazed window, a built in wardrobe, underfloor heating, engineered oak flooring and a light to the ceiling.



BEDROOM 1



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BEDROOM 2

9'9 x 10'0 (2.97m x 3.05m)

Another double bedroom with u.PVC double glazed French doors onto the veranda, a built in wardrobe, underfloor heating, engineered oak flooring, a light and loft access to the ceiling.



BEDROOM 2



BEDROOM 3

6'0 x 6'9 (1.83m x 2.06m)

This single bedroom with a u.PVC double glazed window, underfloor heating, engineered oak flooring and a light to the ceiling.



BATHROOM

9'8 x 4'8 max (2.95m x 1.42m max)

The bathroom comprising of a panelled bath, a chrome mixer tap, a plumbed shower and a glass shower screen, a wall mounted sink with a chrome mixer tap and a toilet. A u.PVC double glazed window, fully tiled walls, a tiled floor with underfloor heating, two built in cupboards (one containing the hot water tank with immersion) and a light to the ceiling.



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SUN ROOM/BEDROOM 4

9'10 x 7'5 (3.00m x 2.26m)

With double glazed hard wood windows and double French doors, under floor heating, engineered oak flooring and a light to the ceiling.



VERANDA

30'6 x 5'11 (9.30m x 1.80m)

The veranda with removeable perspex sides and part-glazed roof, decking to the floor, wall lights and power.



VERANDA



VERANDA



VERANDA-OUTSIDE UTILITY

A stainless steel sink unit with a chrome mixer tap (cold water only), plumbing for a washing machine and a log burner (for decorative purposes only).



OUTSIDE

The chalet has a hedge-lined boundary and to the front is laid to lawn and decorative stones. The side and rear of the chalet has wooden decking areas, making this ideally laid out for al-fresco dining and enjoying the sun. There is also outside electrics and two stores one of which has light and power.

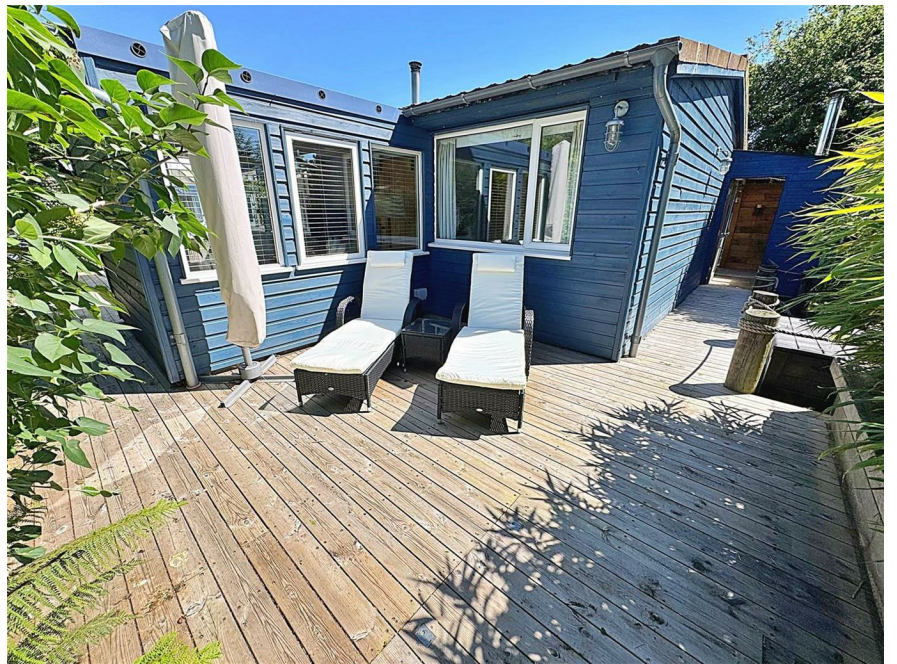


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OUTSIDE



OUTSIDE



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DRIVE

Through a wooden gate down a tree-lined drive with decorative stones lead to the chalet.



DRIVE



LEASE

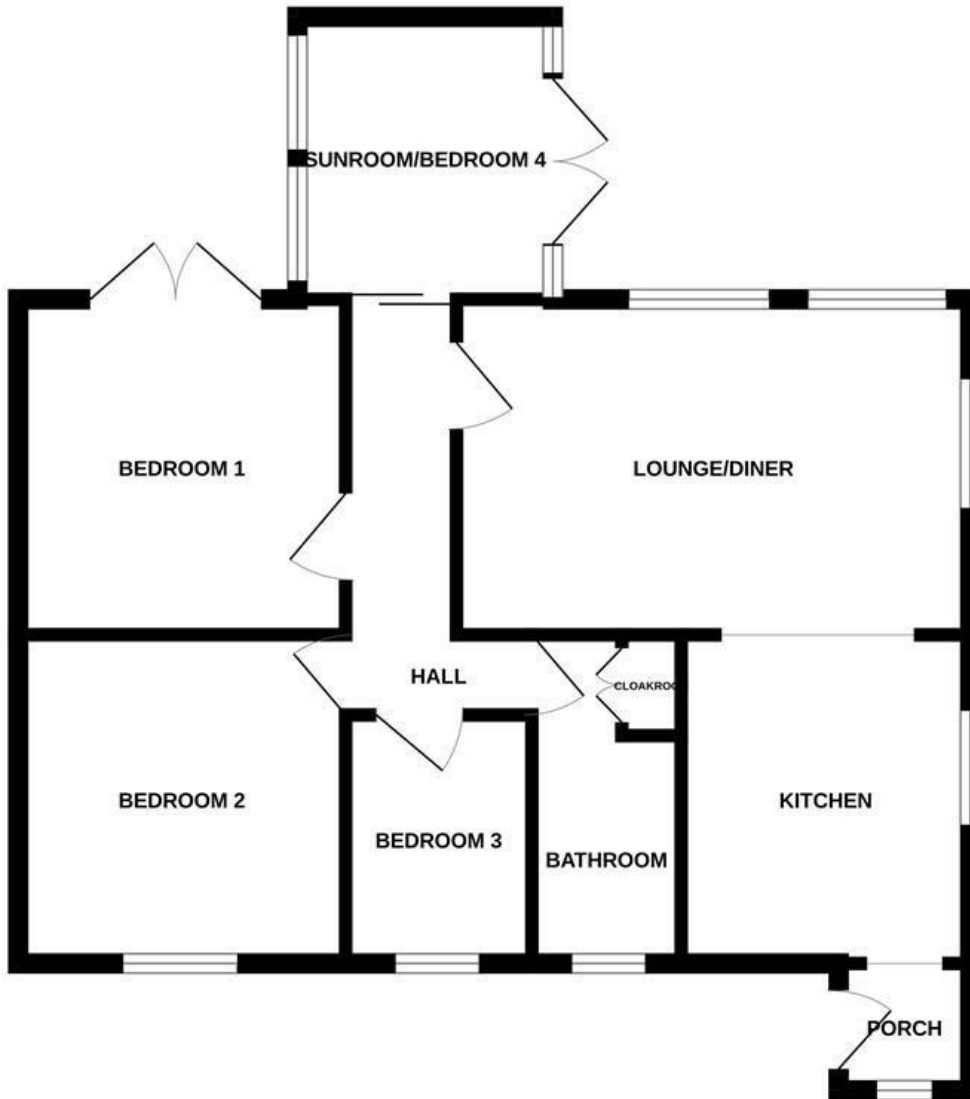
65 year lease from 2018

Estimated Annual Lease Fee for 2026 £3420.00 + VAT

Service Charge (estimated) for 2026 £881.00 + 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




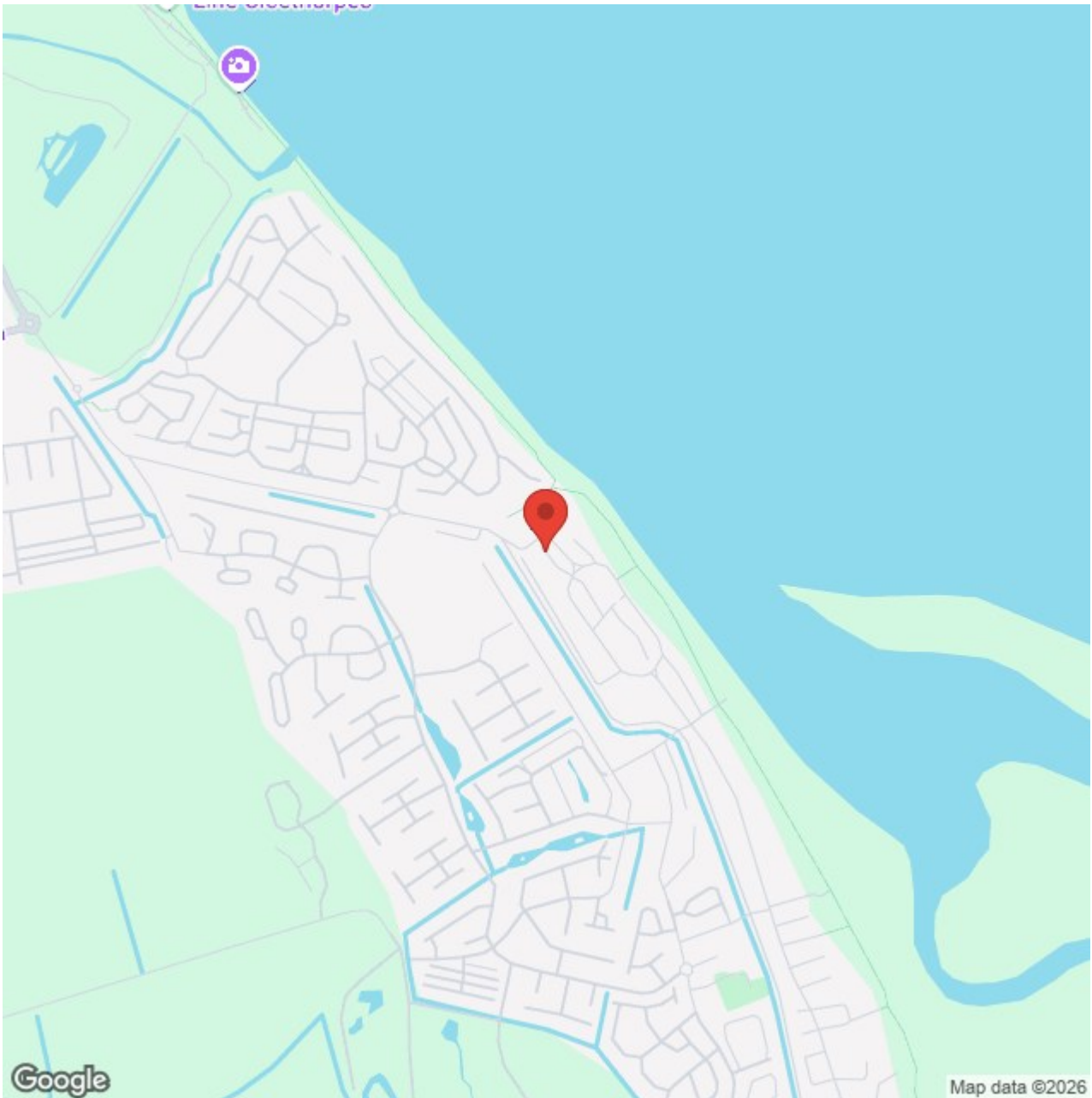
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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:-

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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