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Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU
Telephone: (01472) 691455 / 698698
Email: info@bmhestateagents.co.uk

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PROPERTY FOR SALE
222 11TH AVENUE HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £50,000 - NO CHAIN



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£50,000
TENURE	We understand the property to be Leasehold with a 65 year lease from 2018 and this is to be confirmed by the solicitors

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222 11TH AVENUE HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Nestled in the charming area of Humberston Fitties, this delightful detached chalet offers a wonderful opportunity for those seeking a coastal retreat. With no onward chain, this property is ideally situated close to the seafront, making it perfect for beach lovers and those who enjoy the tranquillity of coastal living.

The chalet features a spacious lounge, providing a welcoming space for relaxation and entertainment. The kitchen is functional and ready for your personal touch, while the three bedrooms offer ample accommodation for families or guests. The good-sized bathroom adds to the convenience of this home.

Although the property is in need of renovation, it presents a blank canvas for buyers to create their dream seaside escape. With gas central heating already in place, you can enjoy warmth and comfort throughout the year. The gardens surrounding the chalet provide a lovely outdoor space, perfect for enjoying the fresh sea air or hosting summer gatherings.

This property is a fantastic opportunity for those looking to invest in a home that they can truly make their own, all while being just a stone's throw from the beautiful coastline. If you are seeking a holiday getaway, this chalet in Humberston Fitties is not to be missed.

LOUNGE

15'2 x 10'4 (4.62m x 3.15m)

Through hardwood and glazed double doors into the lounge with hardwood windows to the side and front, a brick fire surround with a tiled back and hearth and a coal fired back burner. Two radiators and a light to the ceiling.



LOUNGE



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KITCHEN

9'5 x 10'4 (2.87m x 3.15m)

The kitchen with white base units with contrasting work surfaces, a white sink with chrome taps, space for a cooker and fridge/freezer. A hardwood and glazed door, hardwood windows to the back and side, two built in cupboards, a radiator, vinyl to the floor and a light to the ceiling.



INNER HALL

The inner hall is accessed from the lounge with doors to the bedrooms and bathroom leading off, a storage area for the water tank and a light to the ceiling.

BEDROOM 1

10'5 x 11'11 (3.18m x 3.63m)

This double bedroom to the front of the property with a hardwood window, a radiator and a light to the ceiling.



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BEDROOM 1



BEDROOM 2

10'5 x 11'11 (3.18m x 3.63m)

Another double bedroom with a hardwood window, a radiator, built in cupboards and a light to the ceiling.





BEDROOM 3

7'3 x 4'8 (2.21m x 1.42m)

This single bedroom with a hardwood window, a radiator and a light to the ceiling.

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BATHROOM

8'8 x 7'7 (2.64m x 2.31m)

The bathroom with a white suite comprising of a panelled bath with chrome taps, a plumbed shower with a chrome riser and a chrome head and a glass shower screen, a white sink set with chrome taps set in a vanity unit and a WC with a central chrome flush. Two hardwood windows, plumbing for a washing machine, a built in cupboard, a radiator, vinyl to the floor and a light to the ceiling.



OUTSIDE

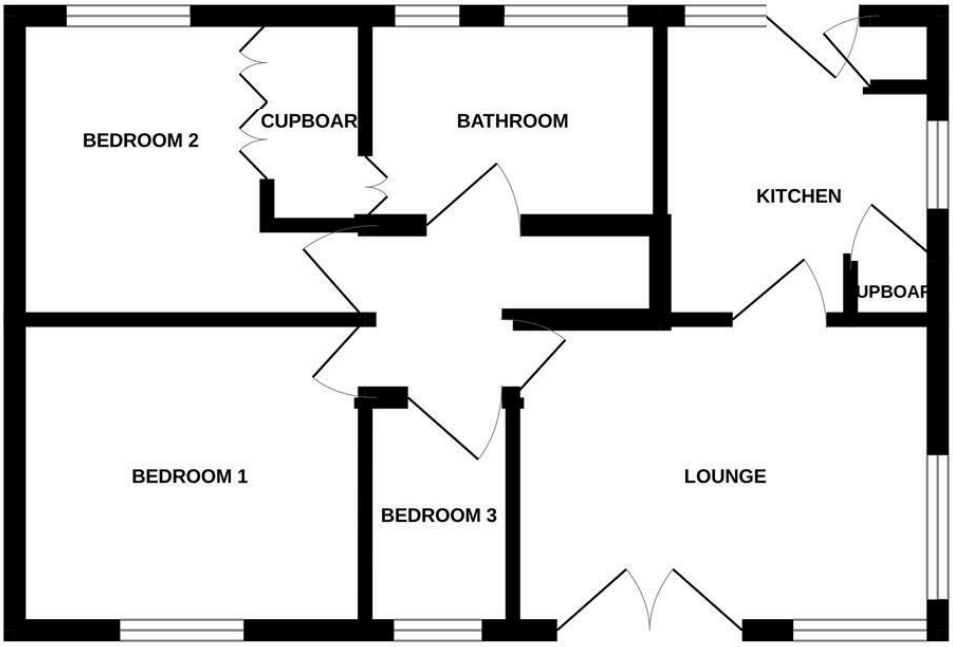
The chalet has a fenced boundary with wooden gates to the front and side and is mainly laid to lawn with wooden steps up to a decked veranda, where you will find the double doors into the lounge. There is also a timber shed.



LEASE

Approximate
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



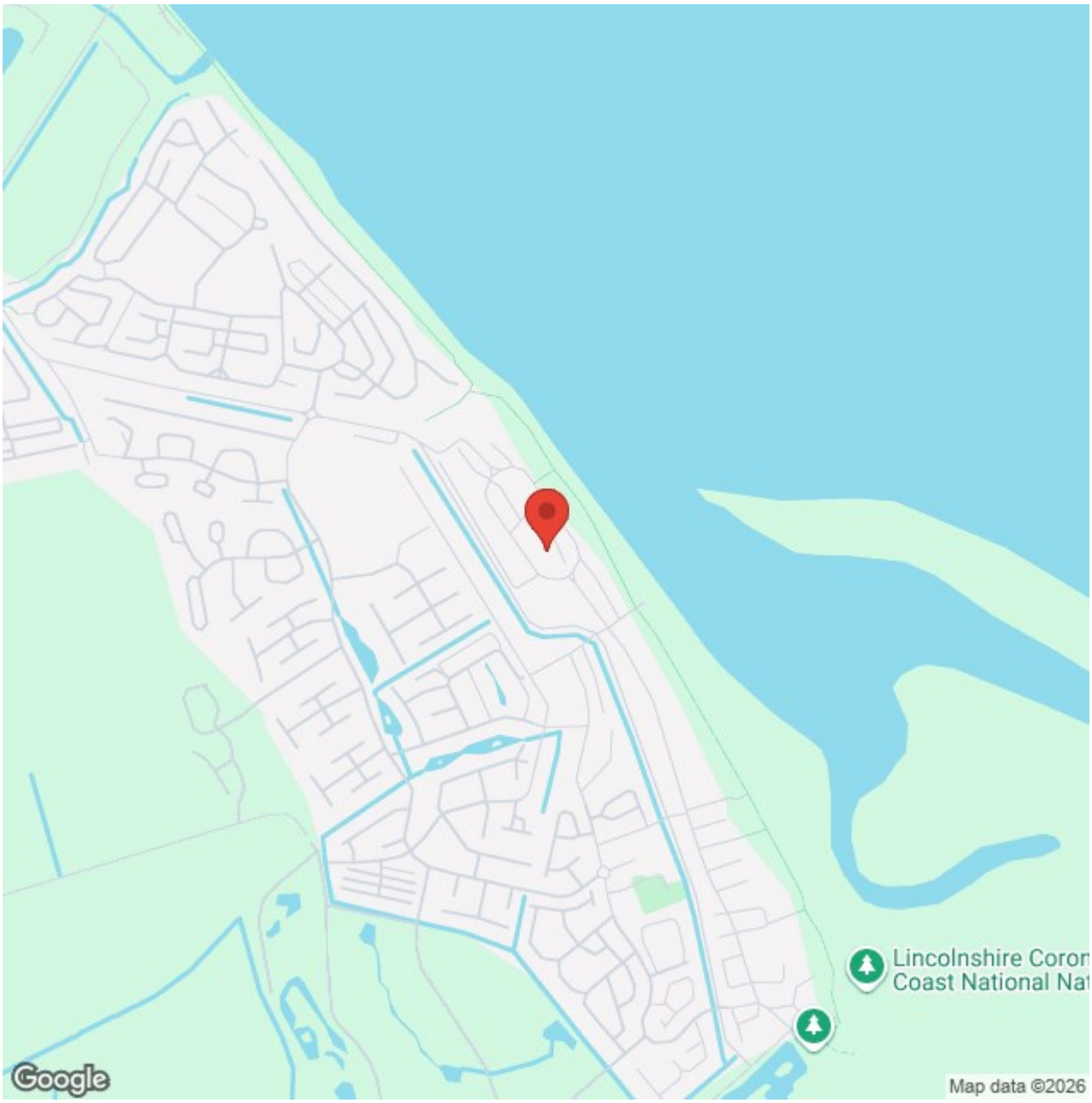
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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		45
(21-38) F		
(1-20) G	17	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) 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:-
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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 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