

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

137 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £89,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£89,950

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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137 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Nestled in the sought-after area of Humberston Fitties, this charming detached chalet presents an excellent opportunity for those seeking a delightful coastal retreat. Offered for sale with no chain, this property boasts a sun room that invites natural light, creating a warm and welcoming atmosphere. The lounge provides a perfect setting for relaxation, while the modern kitchen/diner is ideal for entertaining family and friends.

This chalet features two bedrooms, ensuring ample space for rest and relaxation. The contemporary shower room adds to the convenience of this lovely chalet. Outside, the large rear garden is a true highlight, complete with a summer house, offering a wonderful space for outdoor enjoyment and leisure. The front garden adds to the property's curb appeal, while the drive provides off-road parking.

With double glazing and central heating throughout, this property ensures comfort all year round. Humberston Fitties is known for its vibrant community and proximity to the beautiful coastline, making it an ideal location for both living and holiday escapes. This delightful chalet is a must-see for anyone looking to embrace a tranquil lifestyle by the sea.

ENTRANCE/SUN ROOM

13'6 5'3 (4.11m x 1.60m)

You enter the chalet through double glazed double doors with double glazed windows to the front and either side and there is laminate to the floor and a light to the ceiling. Two Chairs in sun room transform into two single beds with curtains all the way round to make into a third bedroom if required.



LOUNGE

5'11 x 10'10 (1.80m x 3.30m)

The lounge with double glazed double doors to either end, there is a central heating radiator, laminate to the floor and a light to the ceiling.



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KITCHEN/DINER

12'4 x 8'10 (3.76m x 2.69m)

With a range of pale green coloured wall and base units, contrasting work surfaces, a stainless steel sink unit with a chrome mixer tap and tiled splash backs. There is an integral electric oven and hob with a stainless steel extractor above and there is space for a fridge/freezer. There is two double glazed windows, a central heating radiator, a built in cupboard housing the central heating boiler and plumbing for a washing machine. Laminate to the floor and a light to the ceiling.



KITCHEN/DINER



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KITCHEN/DINER



LOBBY

With a window to the front, a central heating radiator, a built in cupboard, laminate to the floor and a light to the ceiling.

SHOWER ROOM

8'9 x 4'0 (2.67m x 1.22m)

With a shower enclosure, a white pedestal wash hand basin with a chrome mixer tap and a WC.



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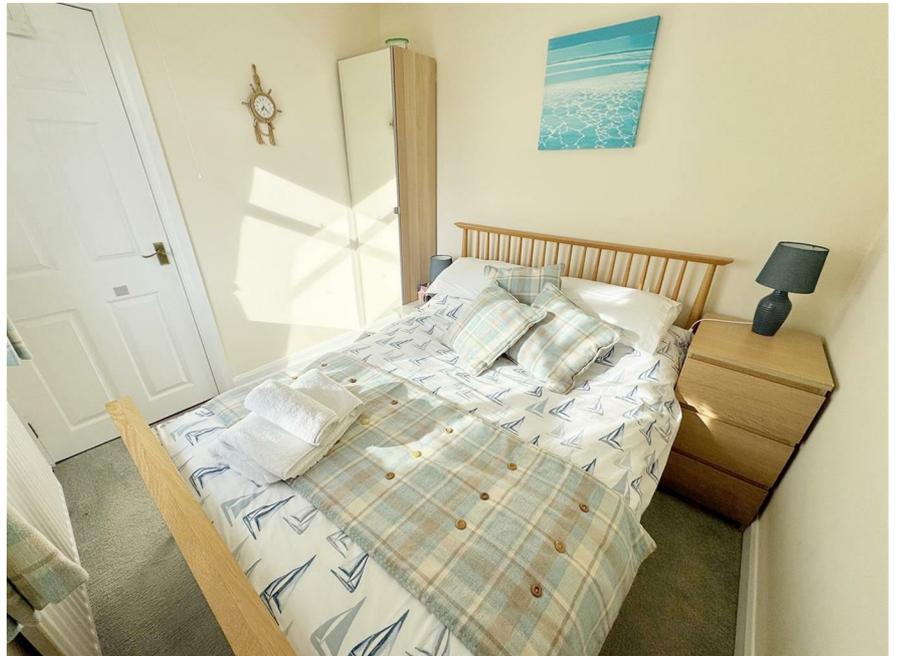
BEDROOM 1

8'10 x 7'9 (2.69m x 2.36m)

This bedroom is to the front of the chalet with a double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling.



BEDROOM 1



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BEDROOM 2

8'10 x 7'9 (2.69m x 2.36m)

Bedroom 2 is to the back of the chalet with a double glazed window to the back of the chalet, a central heating radiator and a light to the ceiling.



BEDROOM 2



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OUTSIDE

The front garden has a fenced boundary with wooden gates and is laid to lawn with off-road parking.

The large rear garden has a fenced and hedged boundary and is laid to ample lawn, there is patio area and a timber shed.



OUTSIDE



OUTSIDE



SUMMER HOUSE

The timber framed summer house with a decked veranda and double doors, a tiled floor and there is light and power within.



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SUMMER HOUSE



SUMMER HOUSE



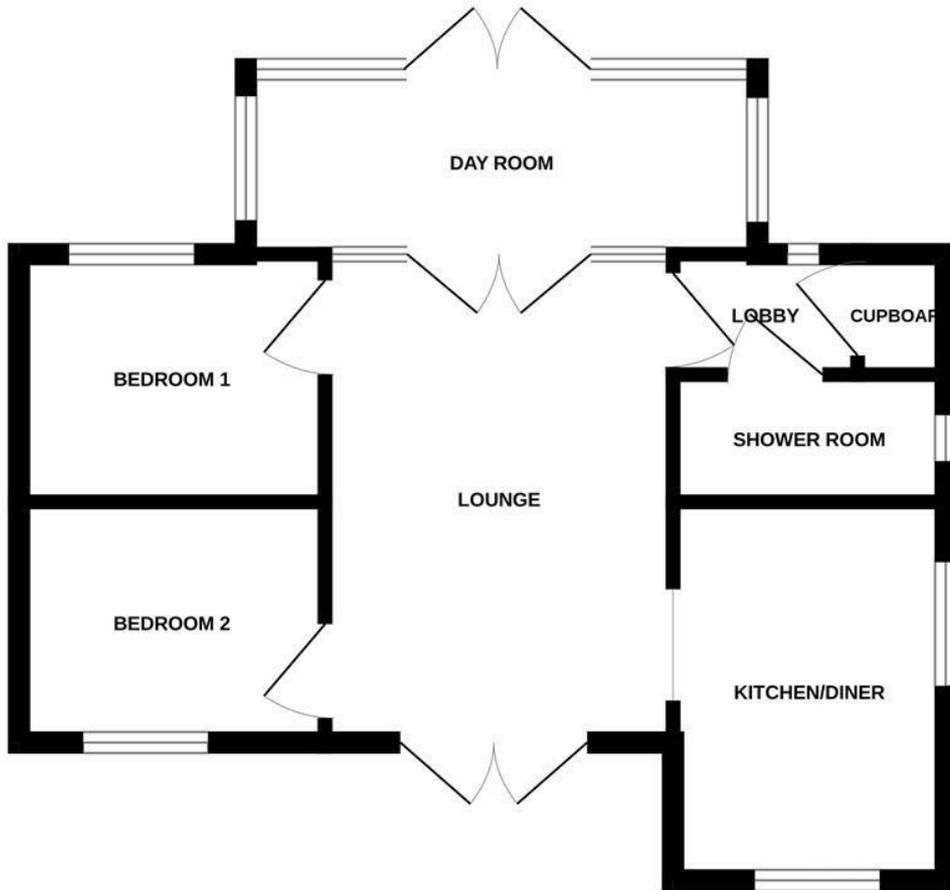
LEASE

Estimated Annual Lease Fee £3955.70 + VAT

Service Charge (estimated) £1022.42 + VAT*

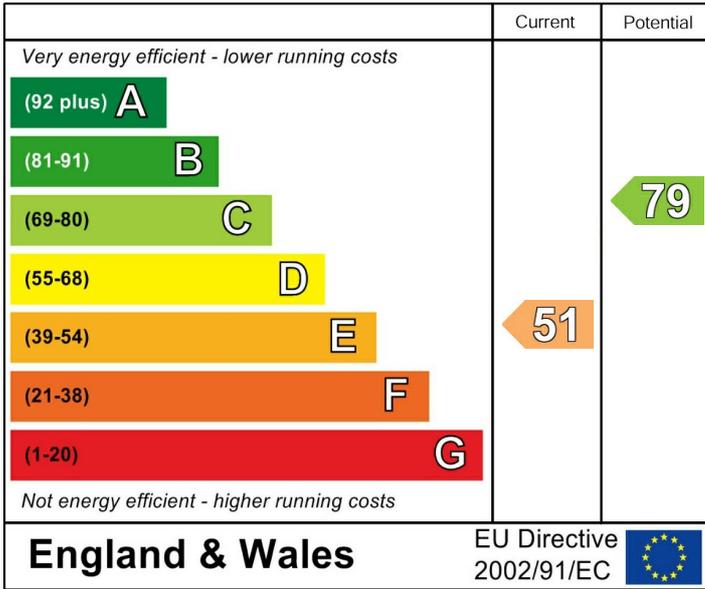
*This figure will vary per annum. An invoice with the estimated service charge is issued at the start of the year, along with a breakdown of charges.

GROUND FLOOR

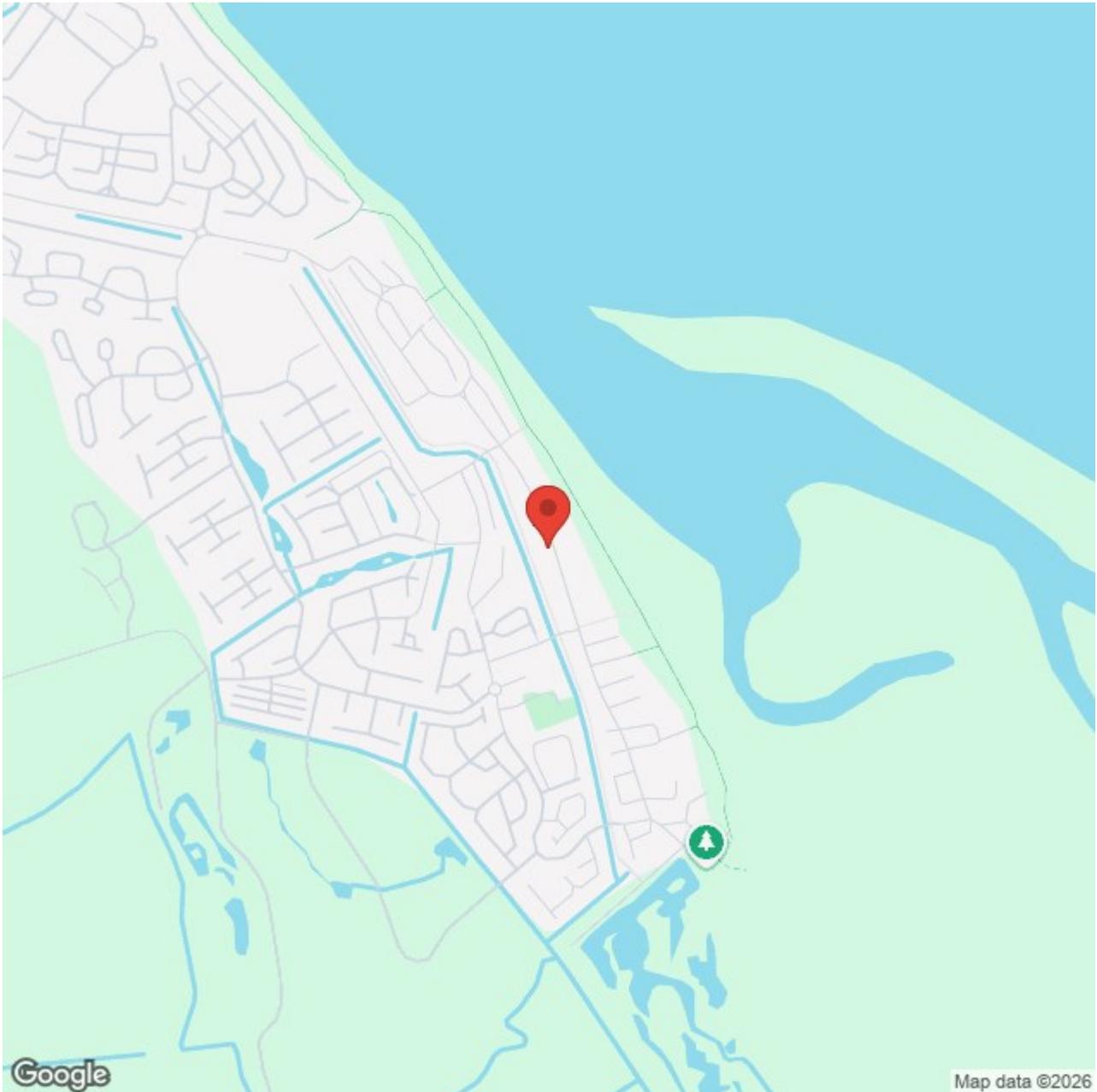
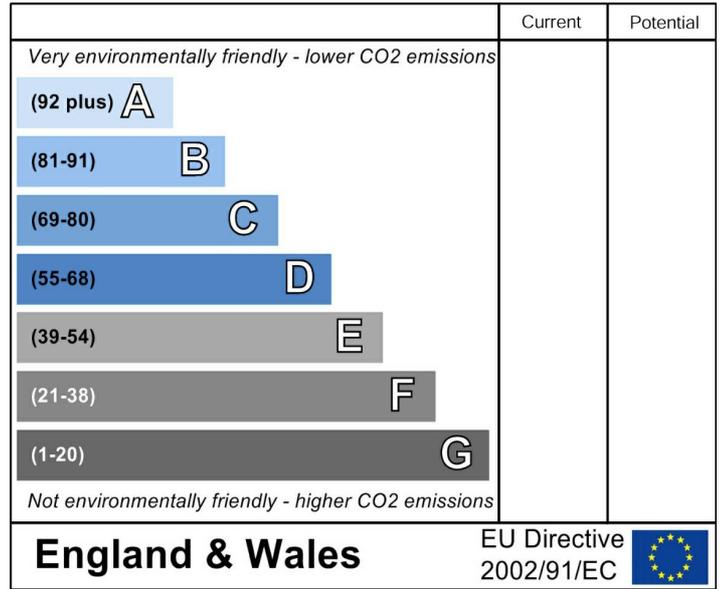


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Environmental Impact (CO₂) Rating



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 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