

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

310A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £124,950



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£124,950

TENURE

We understand the property to be Leasehold and this is to be confirmed by the solicitors



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



310A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

****OFFERS WILL BE CONSIDERED****

Nestled in the charming area of Humberston Fitties, this delightful detached chalet offers a serene retreat just a stone's throw from the beach. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful getaway. The heart of the home features an updated kitchen and dining area, ideal for entertaining guests or enjoying family meals. The inviting lounge provides a comfortable space to relax, while a convenient utility room adds to the practicality of the layout.

The property boasts a beautiful garden, perfect for outdoor activities or simply enjoying the fresh coastal air. Ample parking is available, ensuring ease of access for residents and visitors alike. Central heating throughout the chalet guarantees warmth and comfort during the cooler months.

This hidden gem in Humberston Fitties is a must-see for anyone looking to embrace a coastal lifestyle. With its close proximity to the beach and a tranquil setting, this property presents an excellent opportunity for holiday retreats. We highly recommend scheduling a viewing to fully appreciate all that this charming chalet has to offer.

ENTRANCE PORCH

Through a wooden door to the side of the property into the entrance porch with vinyl to the floor a built in cupboard, a central heating radiator and a light to the ceiling.

UTILITY/WC

3'11 x 6'05 (1.19m x 1.96m)

With a double glazed window to the front of the property, a white toilet and a white sink, the central heating boiler, plumbing for washing machine, a built in cupboard and a light to the ceiling.

KITCHEN/DINING AREA

11'09 x 18'05 (3.58m x 5.61m)

The kitchen area with a range of Beech effect wall and base units with contrasting work surfaces and tiled reveals, a centre island, a white one and a half sink and drainer with chrome mixer tap, an integrated electric oven and hob. With a double glazed window to the side, vinyl to the floor and a light to the ceiling. The dining area has a door leading to garden, a central heating radiator and a light to the ceiling.

LOUNGE

11'06 x 15'05 (3.51m x 4.70m)

With double glazed windows to the side and rear and double doors leading to the rear garden, a central heating radiator and a light to the ceiling.



BEDROOM 3

9'04 x 8'01 (2.84m x 2.46m)

With a double glazed window to the front, a central heating radiator and a light to the ceiling.



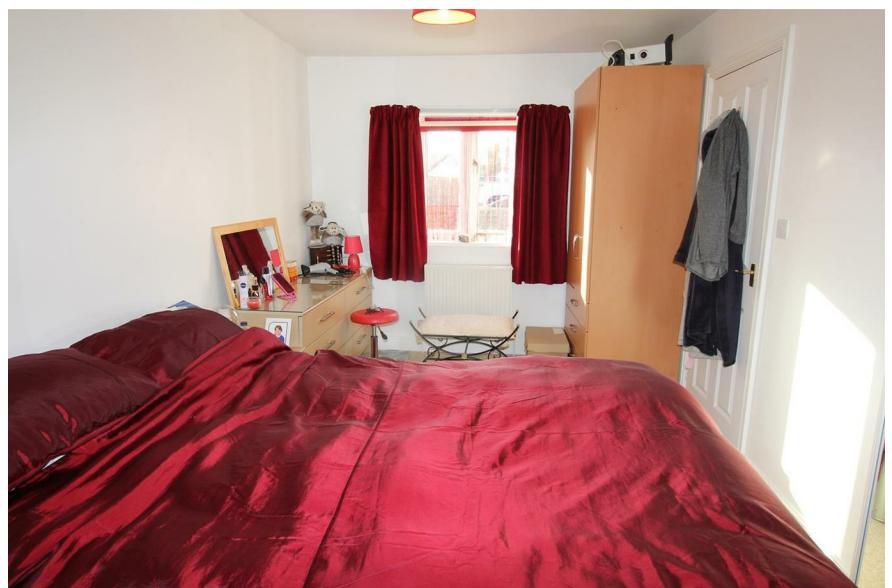
INNER HALL

All panel doors lead off and a light to the ceiling.

BEDROOM 1

14'06 x 8'07 (4.42m x 2.62m)

This good size double bedroom with a double glazed window to the front and double doors lead onto the veranda. A built in wardrobe with mirrored sliding doors, a central heating radiator and a light to the ceiling.



BEDROOM 2

Another double bedroom with a double glazed window to the front, a central heating radiator, loft access and a light to the ceiling.



BATHROOM

7'04 x 7'11 (2.24m x 2.41m)

The bathroom with a white suite comprising of a paneled bath with an electric shower over and a shower screen, a white sink and toilet set in white gloss cabinetised units, part tiled walls and a central heating radiator. With a double glazed window to the rear, vinyl to the floor and a light to the ceiling.

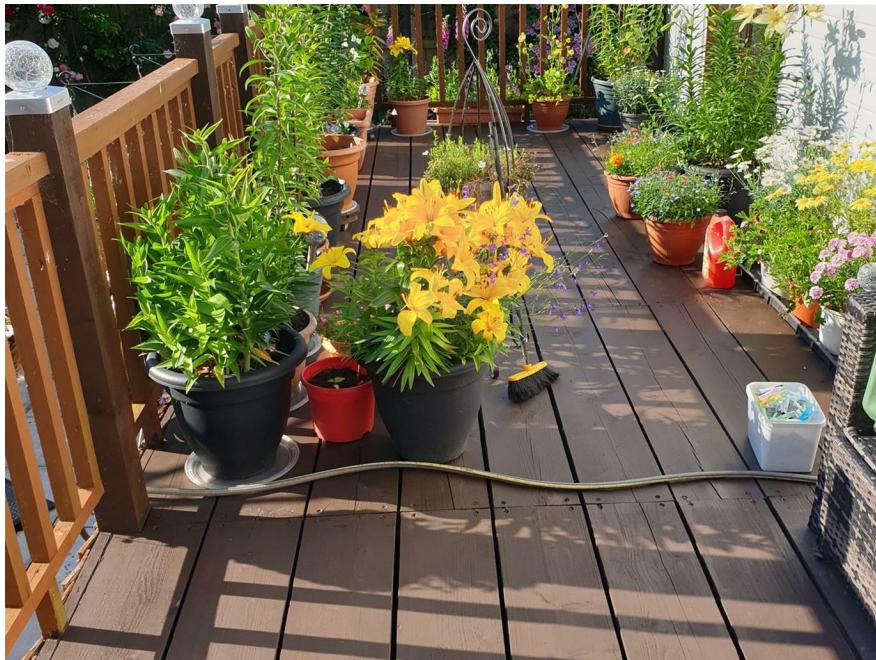


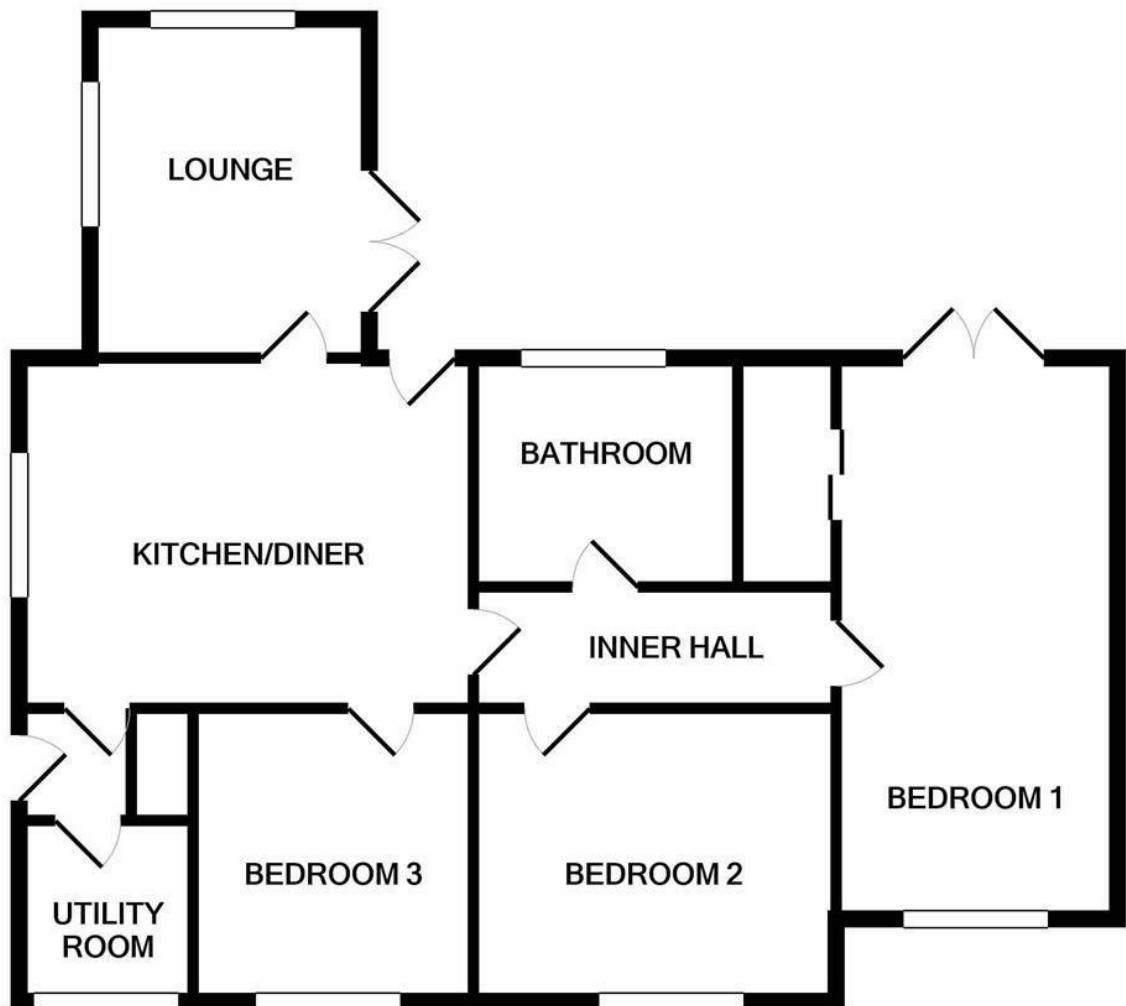
GARDENS

The property has a fenced boundary with a shingle area for parking and a grassed area to the side, the front is also shingle. The rear of the property is so pretty and colorful with all the plants and has a raised decked area ideal for entertaining and steps down to a patio area, every space is awash with colour and it is so peaceful and quiet. There is also a timber shed.



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

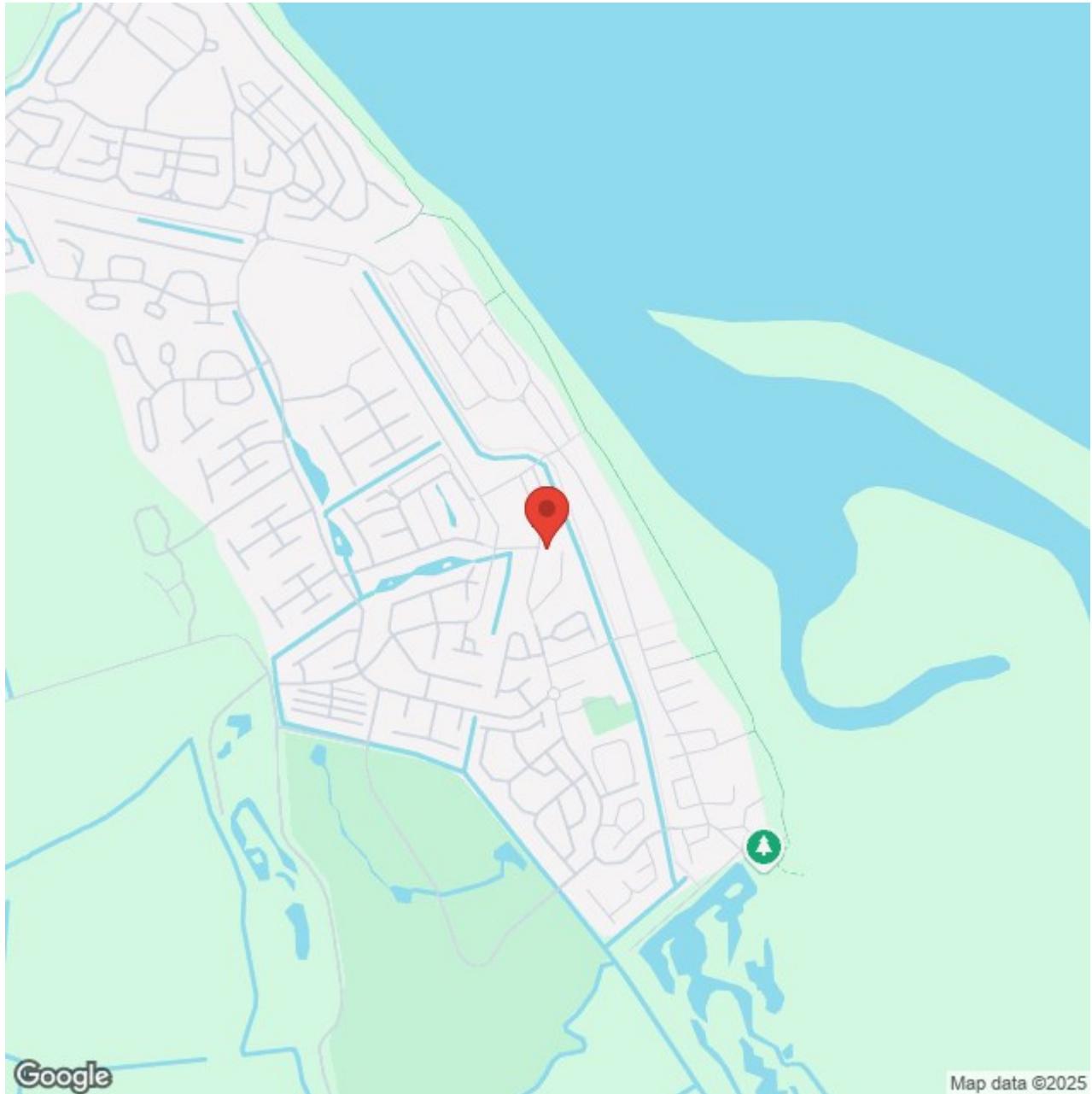
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E	44	
(21-38) F		
(1-20) G		
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 Emma Hyldon 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 Emma Hyldon directly on 07522 622 159 or emma@personaltouch-mortgages.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

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 Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)

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.**

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