

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

**147 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY**

**PURCHASE PRICE £185,000 LEASEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£185,000

#### TENURE

We understand the property to be Leasehold with a 65 year lease from 2018 this is to be confirmed by the solicitors



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Registered in England No. 4782567



## 147 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Nestled in the charming area of Humberston Fitties, this stunning detached chalet at 147 Main Road offers an exceptional opportunity for both a holiday home and a potential business venture. Just a stone's throw from the seafront and local amenities, this property is perfectly positioned for those seeking a coastal retreat.

Upon entering, you are welcomed into a hall with a utility cupboard, a fabulous open plan kitchen, living, and dining area, which creates a warm and inviting atmosphere, ideal for entertaining family and friends. The chalet boasts four well-proportioned bedrooms, including three spacious double rooms and a single bedroom, providing ample accommodation for guests or family members. The master bedroom features an ensuite bathroom and there is main bathroom, ensuring privacy and convenience.

Outside, the immaculate gardens enhance the appeal of this home, offering a serene space to relax and unwind. The undercover seating and dining area at the rear is perfect for al fresco dining, while the front of the property provides convenient parking.

This delightful chalet is not only a beautiful holiday home but also presents a fantastic opportunity for those looking to invest in a holiday rental business. With its prime location and excellent facilities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this exceptional property your own.

The property could be run very successfully as a holiday let and the intention is simply to sell the building and its contents, all the furniture and fittings, curtains and blinds, bedding, table and chairs, T.V., wardrobes everything, simply so that somebody can take it over with nothing to do, simply keep the property in order, clean and tidy and the garden cut.

### **ENTRANCE HALL**

The entrance is to the side of the property, up a step then through the hardwood and panelled door into the hall, a cupboard on your left hand side for hats and coats, a central heating radiator, laminate to the floor and coat hooks. The washing machine and tumble dryer are also kept in here.

### **LIVING AREA, SITTING, DINING AND KITCHEN**

approx 20' x 17' overall (approx 6.10m x 5.18m overall)

The laminate floor runs right through here as it does in the little side hall. Two radiators, a bi-folding door into the garden at the back and onto the decking. A T.V. station, a useful cupboard for storage also houses the Ideal Combi boiler. The room opens into the kitchen, 3 stools to the breakfast bar which wraps around the matt cream fitted units with pewter/brass style door furniture. There is an integrated Lamona sink unit with a mixer tap, this just by the double glazed window to the side. The integrated oven and hob, above, the stainless steel extractor, a tiled backing here. Integrated fridge, freezer and dishwasher. Altogether this is a really attractive room. The ceiling is particularly unusual as it slopes backwards and forwards and there are downlights.



**LIVING AREA, SITTING, DINING AND KITCHEN**



**LIVING AREA, SITTING, DINING AND KITCHEN**



**LIVING AREA, SITTING, DINING AND KITCHEN**



**BATHROOM**

The family bathroom with a white suite comprising of a panelled bath and a close coupled W.C., a cabinetised wash hand basin, attractive tiling to the splashback around the bath and the wash-hand basin. The shower with a plumbed shower and similar tiles, there is an extractor, all chrome fittings including the towel radiator and a double glazed obscure window.



**BATHROOM**



**BEDROOM 1**

11'7" x 9' (3.53m x 2.74m)

This double bedroom is an attractive room with a central heating radiator, a u.PVC double glazed window to the front and laminate to the floor.

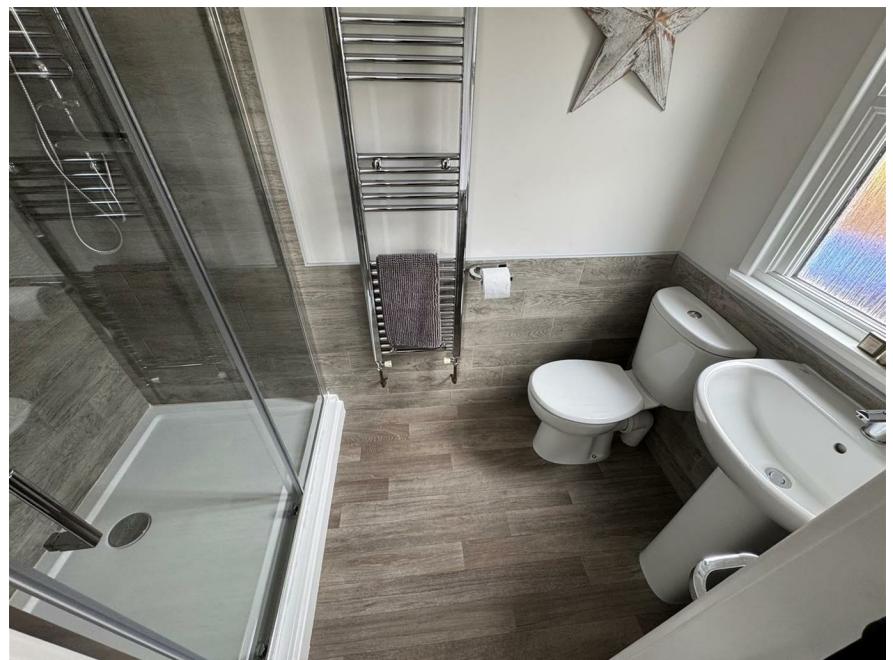


**BEDROOM 1**



**EN-SUITE**

This is a really attractive en-suite, it is in white, a large shower cubicle with a plumbed shower, a close coupled W.C., a pedestal wash hand basin, extractor, toweling radiator, down lighters, a u.PVC double glazed obscure window.



**BEDROOM 2**

11'7" x 7'1" (3.53m x 2.16m)

This double bedroom is to the back of the property with a u.PVC double glazed window, a central heating radiator and laminate to the floor. The loft entrance is also here.



**BEDROOM 2**



### **BEDROOM 3**

11'3" x 9'3" (3.43m x 2.82m)

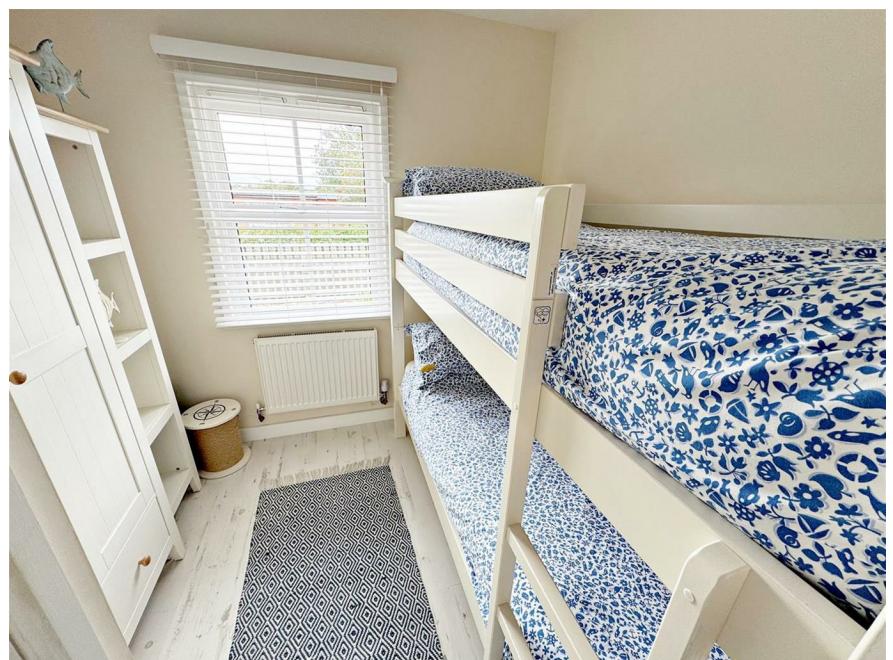
The third double bedroom is to the front of the property with a u.PVC double glazed window, a central heating radiator and laminate to the floor.



### **BEDROOM 4**

8'6" x 8' overall (2.59m x 2.44m overall)

This single bedroom is to the front of the property with a u.PVC double glazed window, a central heating radiator and laminate to the floor. This room could be used as a little office instead of a bedroom if required.



## **GARDENS**

A lawn on three sides are open, post and rope boundary to the front then a picket fence to the more recreational area of the garden where there is a sheltered u-shaped area of decking with an arbour above, table and chairs, outside lighting and heating here. A really lovely outside, entertaining area for those lovely sunny afternoons/evenings. The front is laid to decorative stones ideal for parking and there is propane tank in the rear garden. It is worth mentioning that probably 50-60 yards away you come to the small meadow bordered sand dune beyond which is the dog friendly beach.



**GARDENS**

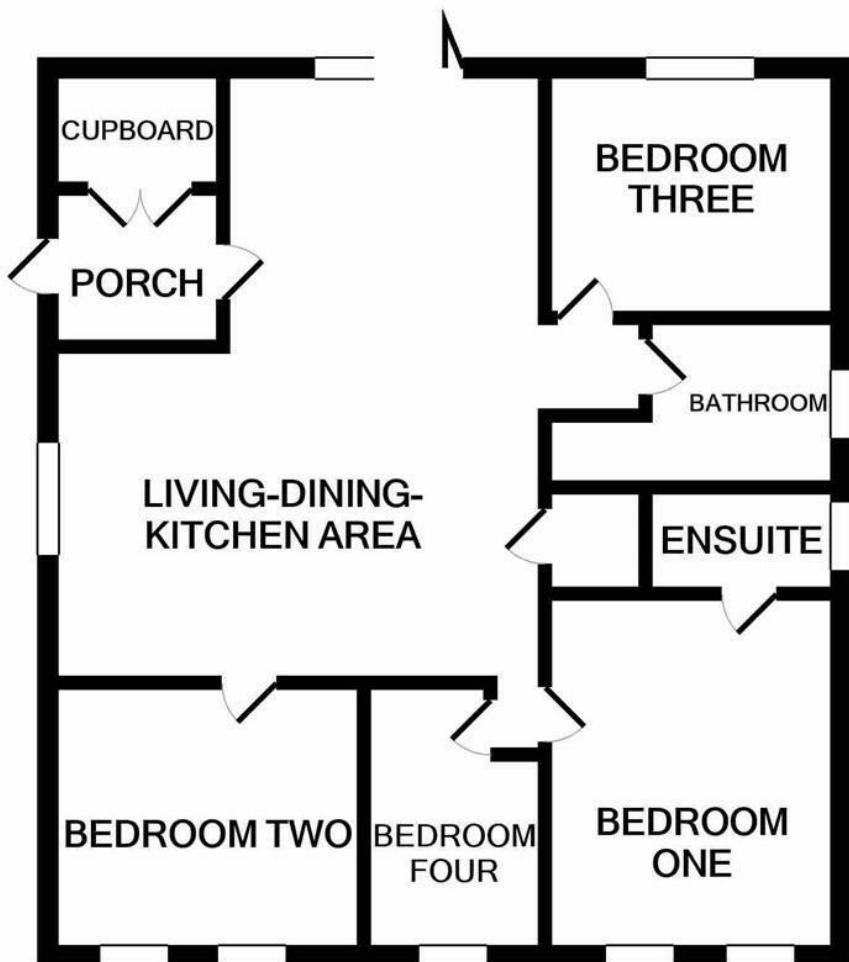


**LEASE**

Estimated 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.



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

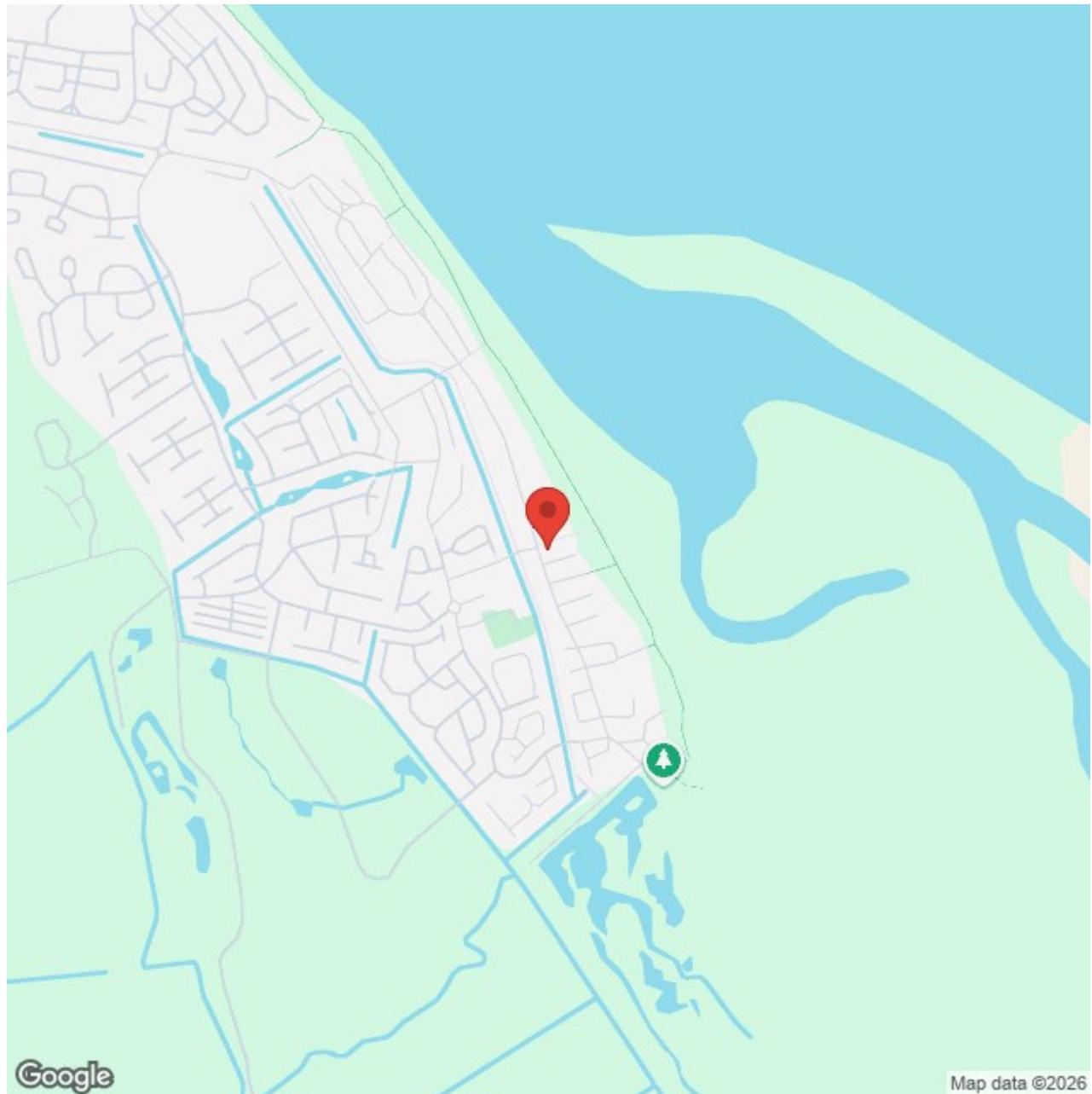
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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 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](mailto:james@jdwassociates.co.uk).

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***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