

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:

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PROPERTY FOR SALE

6 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £82,000 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£82,000

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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6 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Nestled in the charming Humberston Fitties site, this delightful detached chalet offers a perfect blend of comfort and style. Located on 1st Main Road, this property is an ideal retreat for those seeking a peaceful getaway in a picturesque setting.

The chalet boasts two a lounge that is perfect for relaxation and entertaining. The modern kitchen is well-equipped, making meal preparation a pleasure, while the dining room provides a lovely space for family meals and gatherings. With two comfortable bedrooms, this home is well-suited for small families or couples looking for extra space.

The bathroom is conveniently located, ensuring ease of access for all residents. Outside, the property features well-maintained gardens that enhance the overall appeal, providing a serene environment to enjoy the outdoors. Additionally, there is parking available, ensuring convenience for residents and guests alike.

The property is equipped with central heating, ensuring warmth and comfort throughout the year. A charming summerhouse adds to the allure of the garden, offering a perfect spot for relaxation or hobbies.

This quaint chalet in the ever-popular Humberston Fitties site is a rare find, combining modern living with the tranquillity of nature. If you are looking for a holiday home, this property is sure to impress. Don't miss the opportunity to make this delightful chalet your own.

PORCH

Through a hardwood and glazed door into the lounge.

LOUNGE

15'11 x 11'9 (4.85m x 3.58m)

The lounge is to the front of the chalet with a window to the front and side, a painted fire surround and an electric log burner, a central heating radiator and a light to the ceiling.



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LOUNGE



KITCHEN

9'8 x 7'9 (2.95m x 2.36m)

The kitchen with a range of wall and base units, contrasting work surfaces, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven and hob, a wall mounted central heating boiler and there is plumbing for a washing machine. A window to the front, laminate to the floor and a light to the ceiling.



6 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

DINING ROOM

9'9 x 6'8 (2.97m x 2.03m)

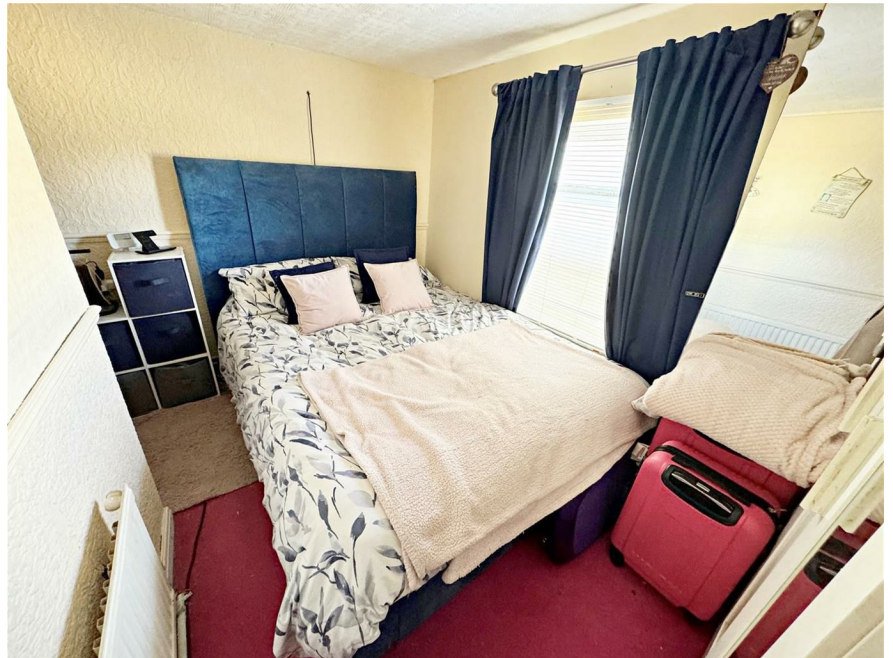
With a u.PVC double glazed window and door to the rear, a central heating radiator and spotlights to the ceiling.



BEDROOM 1

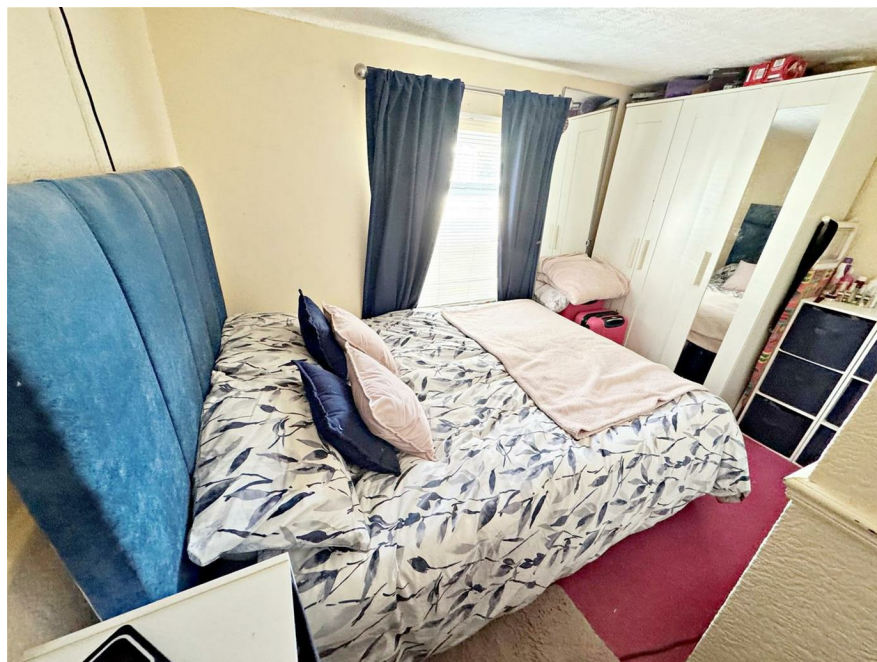
10'6 x 10'2 (3.20m x 3.10m)

This double bedroom with a window to the side and a central heating radiator.



6 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

BEDROOM 1



BEDROOM 2

9'5 x 5'5 (2.87m x 1.65m)

With a u.PVC double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling.



6 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

BATHROOM

6'7 x 5'4 (2.01m x 1.63m)

The bathroom with white suite comprising of a paneled bath with a chrome mixer shower tap, a pedestal wash hand basin with chrome taps and a toilet. A window to the side, tiled splash backs, a white ladder style radiator, laminate to the floor and a light to the ceiling.



SUMMER HOUSE

The summer house is split into two rooms, a lounge and a kitchen, there is light, power, hot and cold water.

OUTSIDE

There is a fenced boundary with a wooden gate and double wrought iron gates for access for cars, there is a pathway to the front door and the rest of the garden is laid to lawn.



LEASE

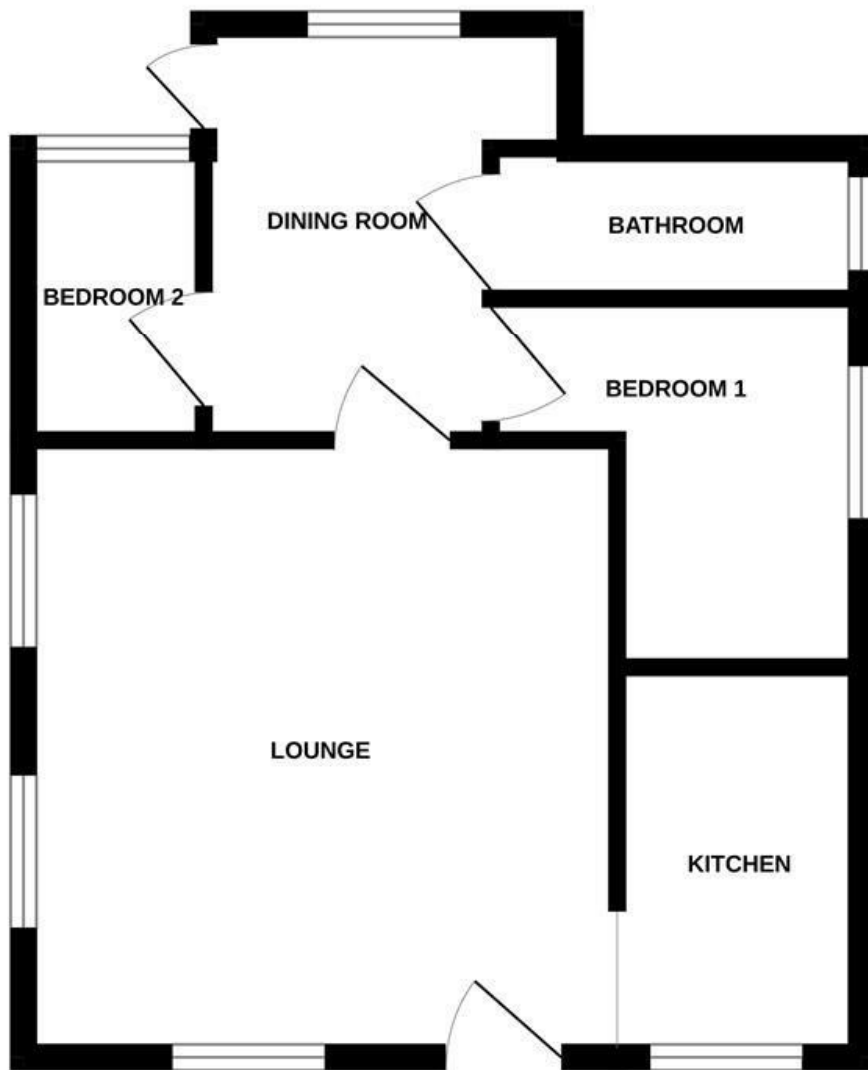
65 year lease from 2018

Estimated Annual Lease Fee £3955.70 + VAT

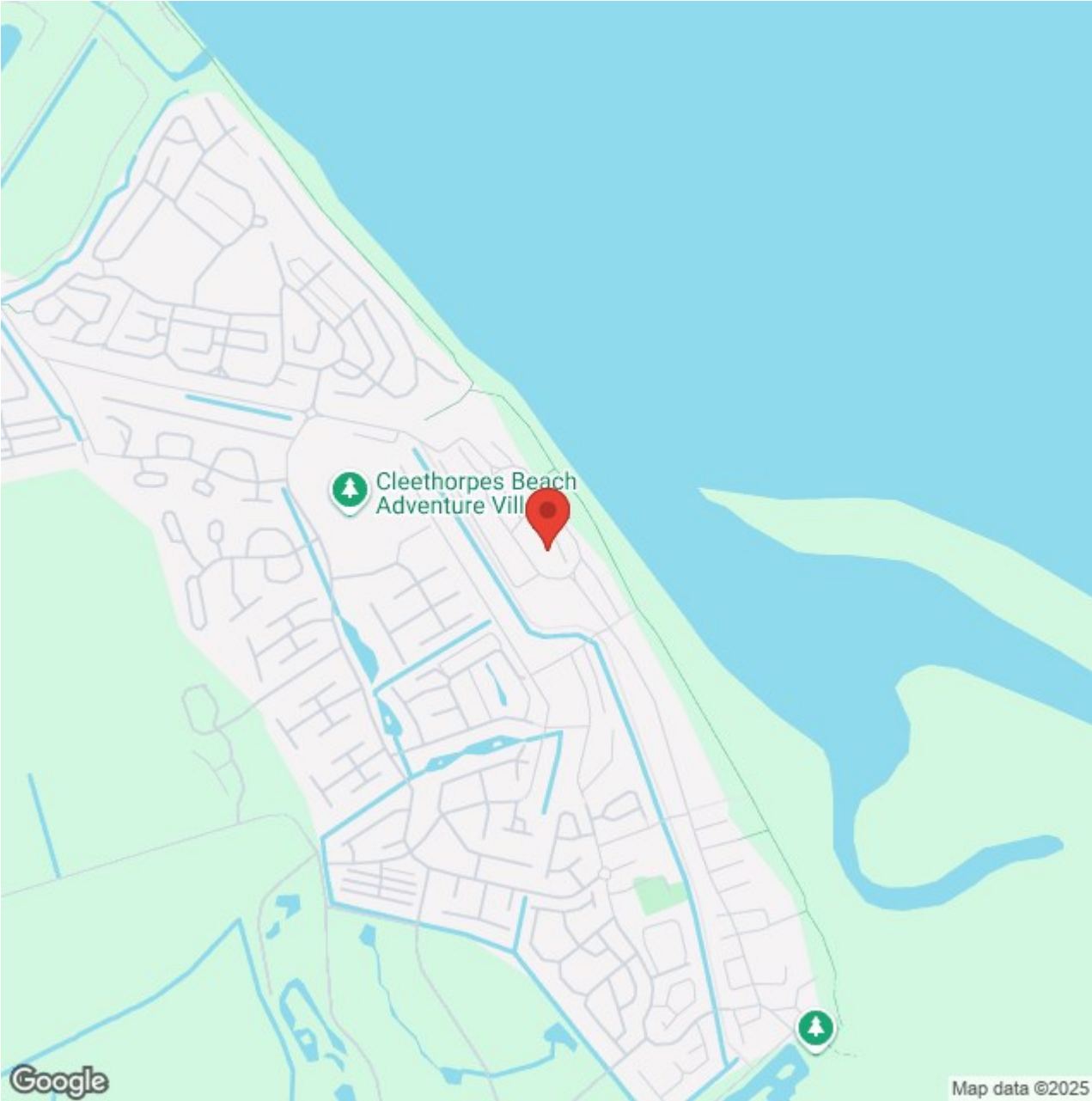
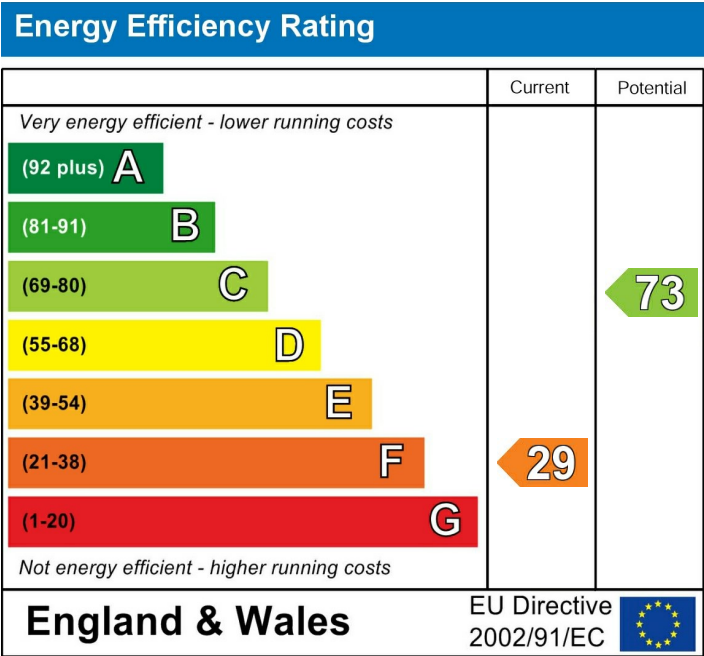
Service Charge (estimated) £1022.42 + VAT*

*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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ADDITIONAL NOTES

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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.

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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.

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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.**

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