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PROPERTY FOR SALE
51 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £120,000 LEASEHOLD

VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£120,000
TENURE	We understand the property to be Leasehold, but this is to be confirmed by the solicitors

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51 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Nestled in a secluded position on Humberston Fitties, this charming detached chalet offers a delightful retreat just a short walk from the beach. With two well-proportioned bedrooms, this property is perfect for those seeking a peaceful getaway or a semi permanent residence by the coast.

Upon entering from the hallway, you are welcomed into a spacious lounge diner, which provides an inviting space for relaxation and entertaining. The well-appointed kitchen is light and airy, equipped with all necessary appliances, including a built-in hob and oven, making it a joy to prepare meals. The first bedroom features fitted Sharp furniture, complemented by an additional wardrobe, ensuring ample storage space.

The property boasts a modern shower room, enhancing the overall comfort and convenience of the accommodation. Outside, you will find beautifully kept gardens at the front, sides, and rear, adorned with an abundance of shrubs, trees, and hedges. The gardens include secret gates, creating a tranquil area ideal for outdoor entertaining or simply enjoying the serene surroundings.

Additionally, the property benefits from a driveway that accommodates multiple cars, providing ease of access and parking. This delightful chalet is not only well-finished but also offers a perfect blend of comfort and style in a picturesque setting. Whether you are looking for a holiday home or a semi permanent residence, this property is sure to impress.

HALLWAY

3'1" x 2'5" (0.95 x 0.75)

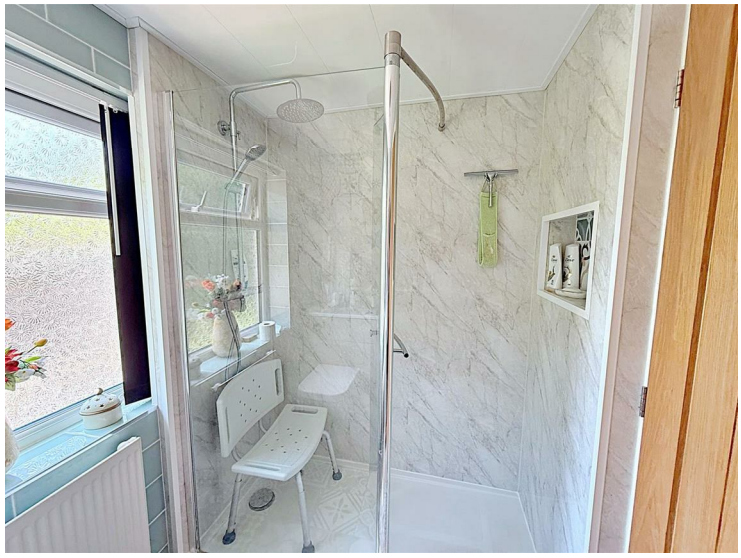
Entered through a double glazed door, oak solid cottage doors leading to the shower room, bedroom two, lounge and cupboard housing the boiler. There is wood laminate flooring, central heating radiator, wood panelling half way to the walls central light fitting and loft hatch.

SHOWER ROOM

4'10" x 5'1" (1.49 x 1.57)

Central spot lights, u.PVC double glazed window with privacy glass to rear elevation, central heating radiator and a push button WC in white with incorporated vanity unit with storage under. There are pattern tiles to the walls with plain coloured tile to two further walls and the double shower with waterfall showerhead that has mermaid panelling for easy cleaning and a recess in the panelling for bottle storage.

SHOWER ROOM



BEDROOM TWO

8'0" x 9'4" (2.44 x 2.85)

This double bedroom with two u.PVC double glazed windows to rear elevation. central heating radiator and central light fitting and solid wood laminate click flooring. decorated in neutral tones.

LOUNGE/DINER

17'3" x 9'11" (5.27 x 3.03)

Two u.PVC double glazing windows one to the front elevation and one to the side elevation, a marble fire surround with electric, solid wood click flooring, two light fittings, a central heating radiator and solid oak half glass internal door.

LOUNGE/DINER

51 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

KITCHEN

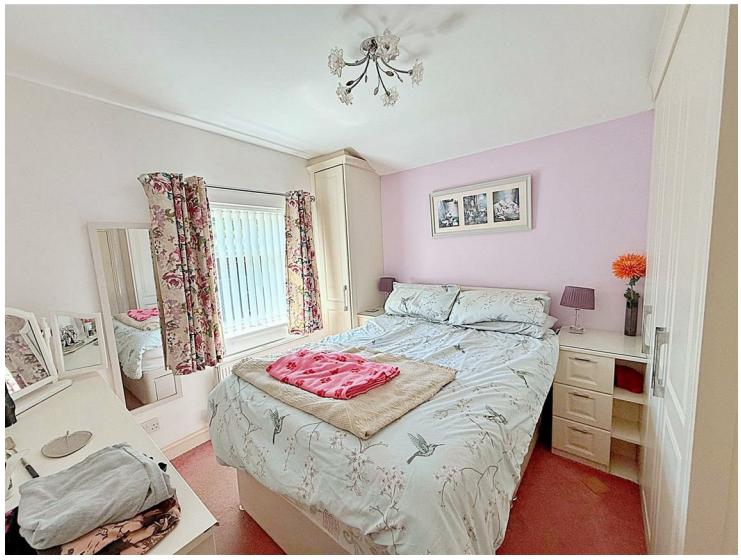
9'11" x 9'11" (3.03 x 3.03)

This good sized kitchen comprises of white wall and base units with butchers block effect roll top work tops, white sink with drainer and chrome mixer tap, built in electric oven and gas hob with extractor over. There is space for a washing machine, tumble dryer and fridge, u.PVC double glazed window to front elevation, central light fitting, solid oak cottage door to bedroom one and u.PVC French doors to side of property and entertaining area.

BEDROOM ONE

9'11" x 9'4" (3.03 x 2.85)

The master suit is situated off the kitchen and has a range of built in Sharp wardrobes, chest of draws and bedside cabinets. There is a separate small walk in closet, a central heating radiator, central light fitting and a u.PVC double glazed window to side elevation.



51 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

GARDEN

The gardens are immaculate and a real credit to the current owner, having a side entertaining area being blocked paved with established boarders and a garden shed and secret garden gate to the front that has a tall hedge boundary and a wealth of mature trees, shrubs and flowers and a wishing well. To the rear of the property, the boundary being a wooden fence with tree and hedges behind for extra privacy again with a block paved pathway and access to the driveway and brick built storage shed,

SIDE GARDEN

DRIVEWAY

Set behind a wooden and wrought iron gates, for added security and privacy the grey stones on the driveway with brick boarder offers parking for at least two vehicles. There is a beautiful arch with gate through to the front garden and a wooden porch to front door.

51 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

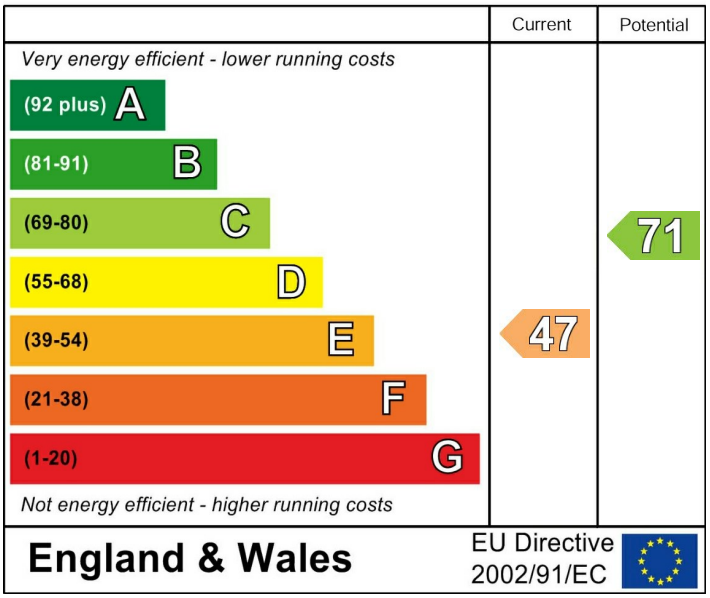
GARDEN

LEASE DETAILS

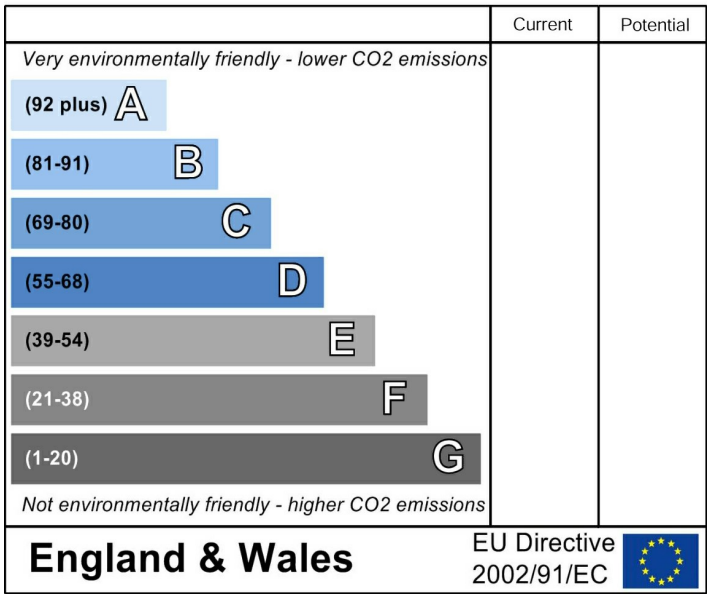
65 year lease from 2018
Estimated Annual Lease Fee for 2026 £3420.00 +VAT
Service Charge (estimated) for 2026 £881.00 + VAT*
*This figure will vary per annum. An invoice with the estimated service charge is issued at the start of the year, along with a breakdown of charges.

The vendor would be negotiable on some of the furniture.

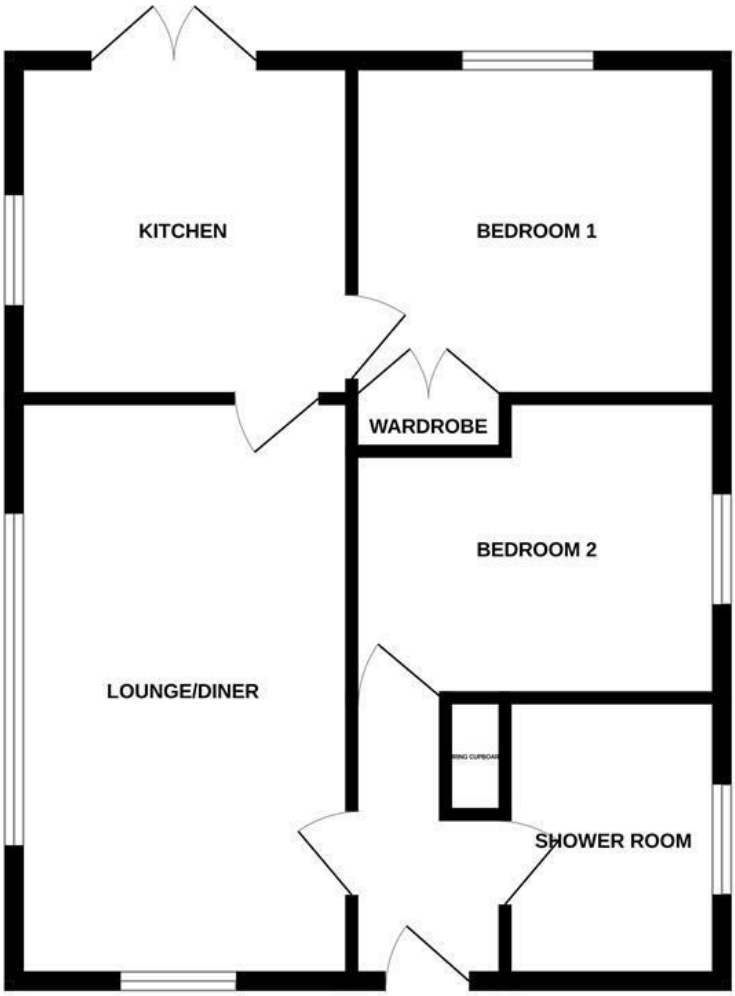
Energy Efficiency Rating



Environmental Impact (CO_2) Rating



GROUND FLOOR



2 BED CHALET

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.

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We offer a letting/management service:-
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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.

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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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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