

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

**274 ST ANTHONY'S BANK, HUMBERSTON FITTIES, HUMBERSTON  
GRIMSBY**

**PURCHASE PRICE £79,995 LEASEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

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#### PURCHASE PRICE

£79,995

#### TENURE

LEASEHOLD - 65 YEAR LEASE. CURRENT ANNUAL RENT FOR NEW PURCHASERS £2400 + VAT. 2019 SERVICE CHARGE APPROX £416.00 INCLUDING VAT.



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## 274 ST ANTHONY'S BANK, HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

\*\*\*\*\* UNDER OFFER \*\*\*\*\* We are pleased to offer for sale this detached, chalet style bungalow situated on the very popular and quiet location of St. Anthony's Bank Road. The property which has been partly renovated, is of concrete section build and benefits from multi choice heating systems including Calor gas feed for hot water, cooking and radiators and additional electric radiators. There is also a centrally positioned fireplace. The walls and ceilings have been insulated, the flooring renewed, and the electrics have been rewired. The windows are double glazed u.PVC.

The enclosed front porch entrance of the property leads into an L-Shaped open plan living and kitchen dining area. There are two double bedrooms, the bathroom leads from an inner hall space with storage cupboard housing the boiler and electrics board. The kitchen door opens into a glass lean-to which in turn opens onto side gardens. Large gardens surround the property and there are good size, off street parking areas.

THE PROPERTY IS OFFERED FOR SALE WITH NO ONWARD CHAIN.

PLEASE NOTE: The site is open full time for 10 months of the year with full access. January and February is the closed season but you can access during the day with limited hours between approx. 9:00am and 4:00pm.

### ENTRANCE PORCH

Through a u.PVC panelled and glazed door into the entrance porch, with a u.PVC double glazed window, to the side and rear aspect. Light to the wall, through a u.PVC double glazed obscure door into the:-

### LIVING-DINING AREA

19'4" x 11'9" (5.90m x 3.60m)

This open plan area with u.PVC double glazed windows to the front and side aspects, ceiling light and grey slate effect laminate to the flooring. A multi fuel burner and stove on a fireproof, tiled base and backing. Two electric radiators which are thermostatically controlled and then plenty of room for table, chairs and living furniture. This room then opens out into the kitchen area.



ADDITIONAL LIVING -DINING  
AREA PHOTO





274 ST ANTHONY'S BANK, HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

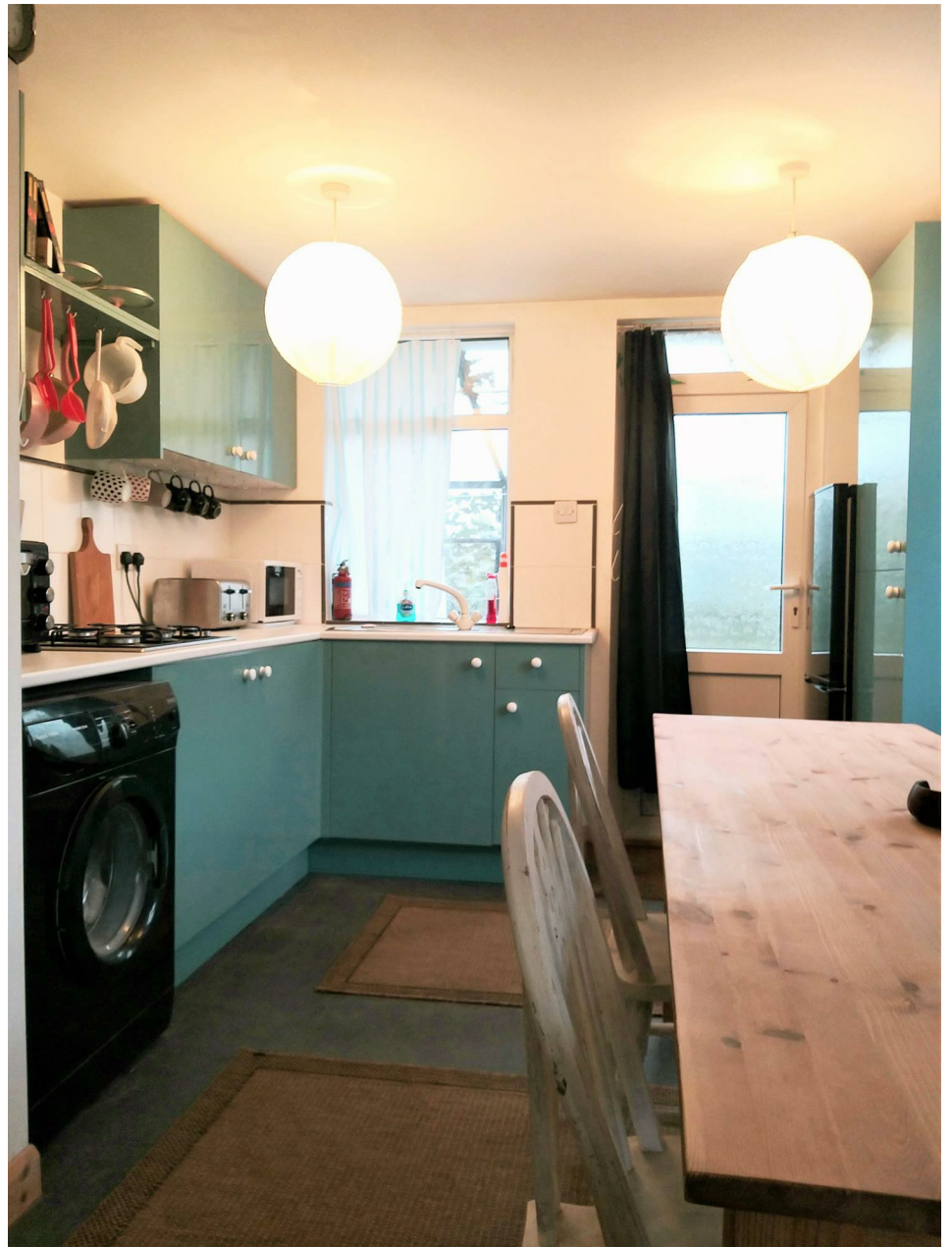
**ADDITIONAL LIVING-DINING**  
**AREA PHOTO**



**KITCHEN**

9'10" x 9'2" (3m x 2.80m)

With a Saxe blue high gloss units to the base and wall, post form roll edge work surfaces and tiled reveals. A stainless steel single sink unit with drainer and mixer tap, integrated hob, space for a fridge-freezer and plumbing for a washing machine. The continuation of the laminate flooring, a u.PVC double glazed obscure door to the lean-too and a u.PVC double glazed window.



**LEAN-TOO**

11'9" x 6'6" (3.60m x 2m)

The lean-too is completely glazed from floor too ceiling, wall lights and a tiled floor. The door opens onto the rear garden.

**BEDROOM 1**

9'8" x 10'9" (2.95m x 3.30m)

This double bedroom is to the front of the property with a u.PVC double glazed window, electric thermostatically controlled radiator, three ceiling lights and grey slate effect laminate flooring.



**INNER HALLWAY**

Through a panelled door into the inner hallway with loft access and ceiling light. Decorative glazed and panelled doors lead off.



**BEDROOM 2**

11'1" x 9'10" (3.40m x 3.m)

This double bedroom is to the rear of the property with a u.PVC double glazed window, light to the ceiling, radiator is for calor gas heating from boiler and continuation of the laminate flooring.



**BATHROOM**

8'2" x 6'1" (2.50m x 1.87m)

With a white suite comprising of a panelled bath with a shower, rail and curtain above. Pedestal wash hand basin and close coupled W.C., partial tiling to the walls, radiator runs from calor gas boiler and cupboard for storage, ceiling light, a u.PVC double glazed, obscure window and laminate to the floor.



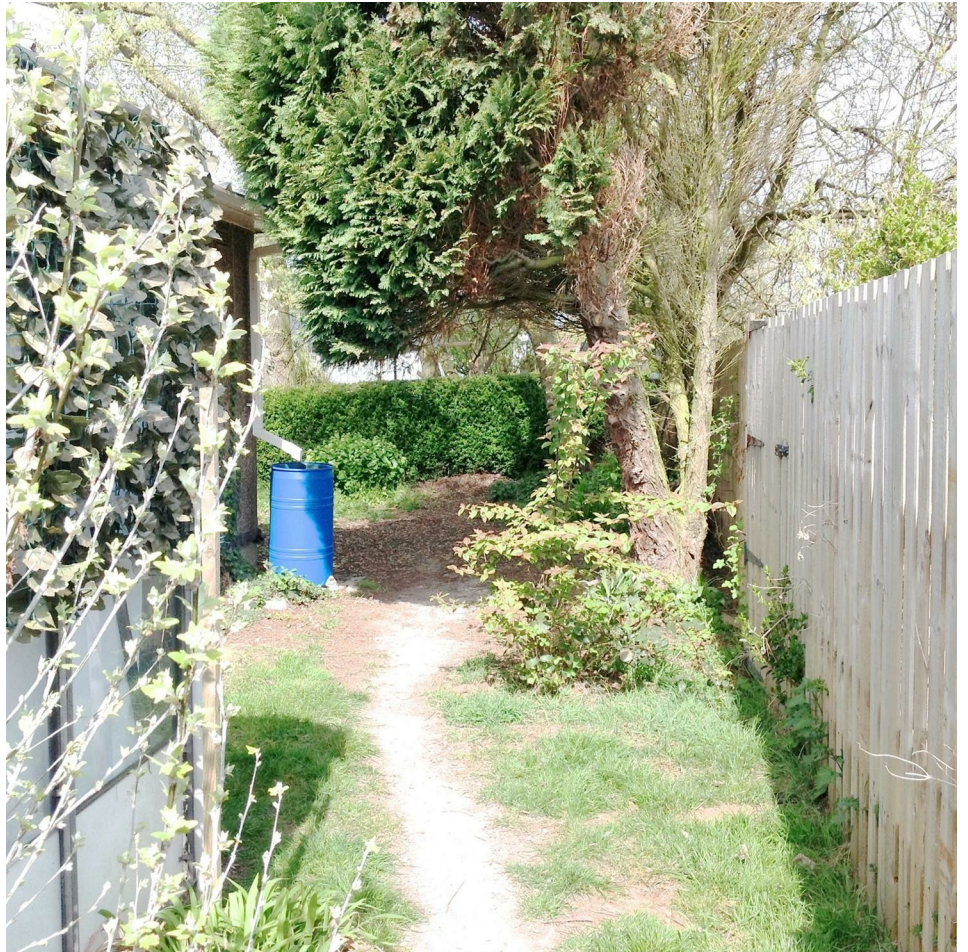


**GARDENS**

The front garden is within a fenced and gated boundary with mature trees and an expanse of lawn, south facing. There is a little seating area with a conifer boundary to the side of the porch. A path leads you to the front door and then through a gate to the side, and rear all within a fenced boundary and hedged boundary. There is also an outside garden shed.



**ADDITIONAL GARDENS**





**ADDITIONAL GARDEN PHOTO**



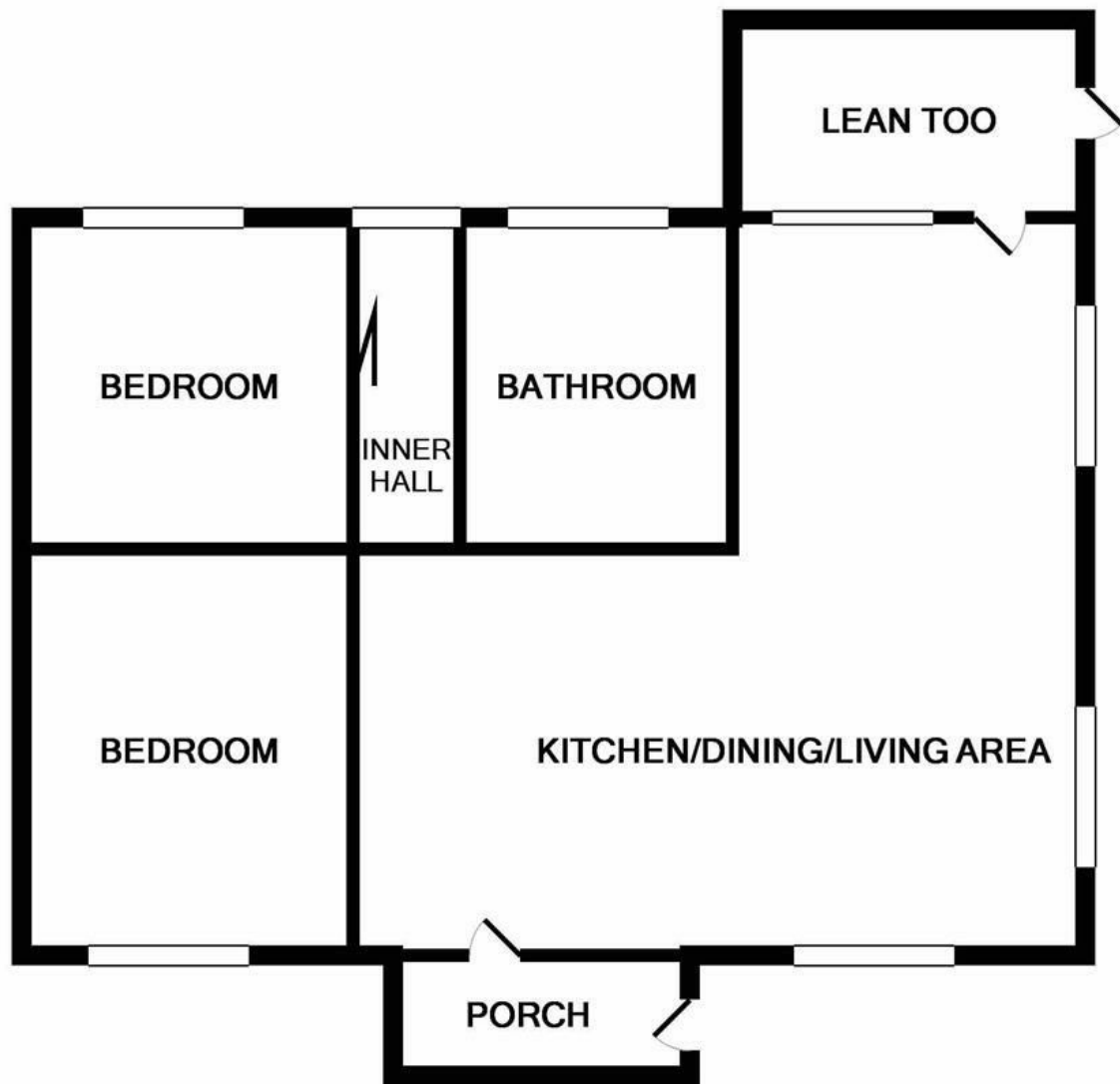
**ADDITIONAL GARDEN PHOTO**





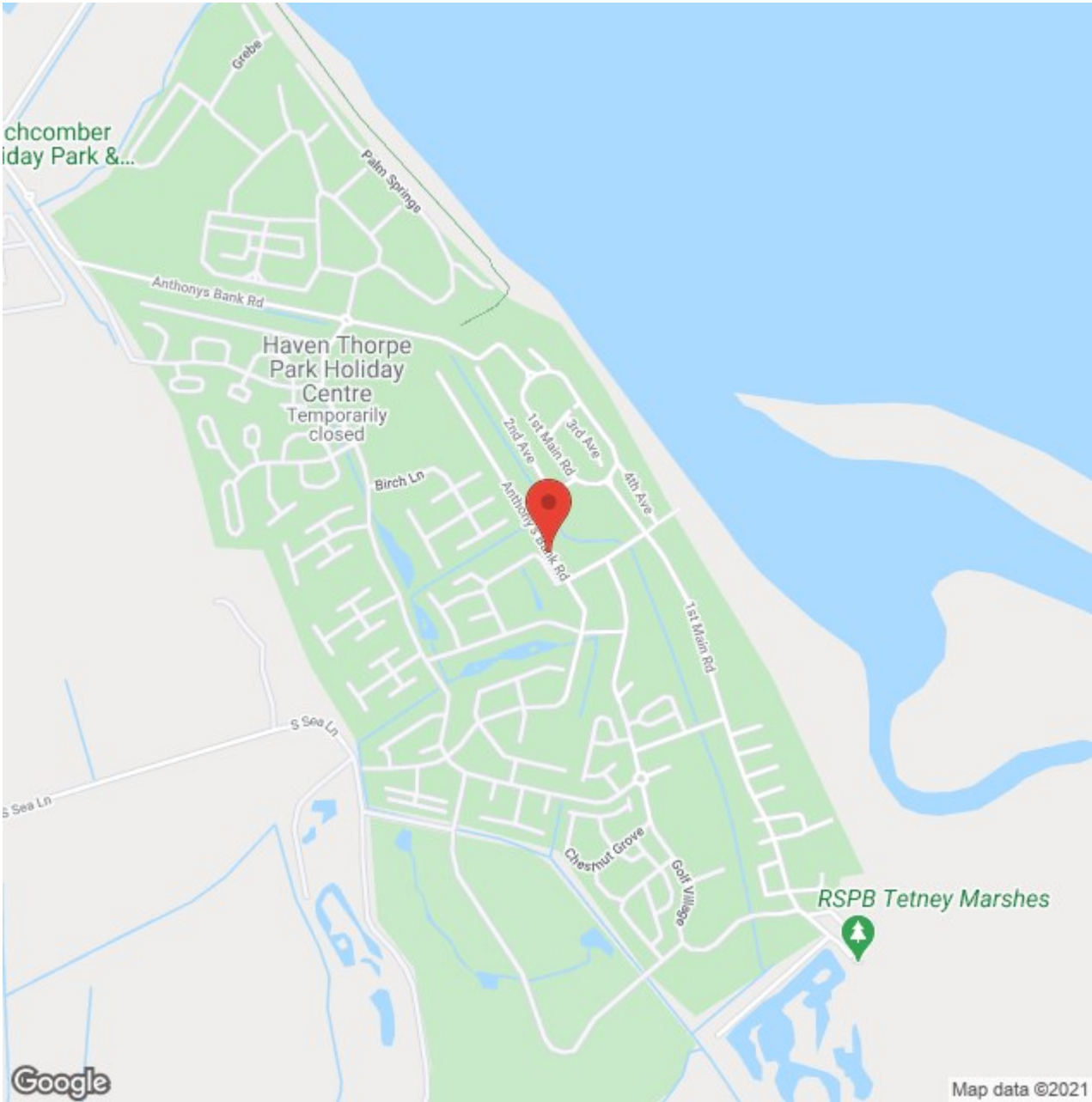
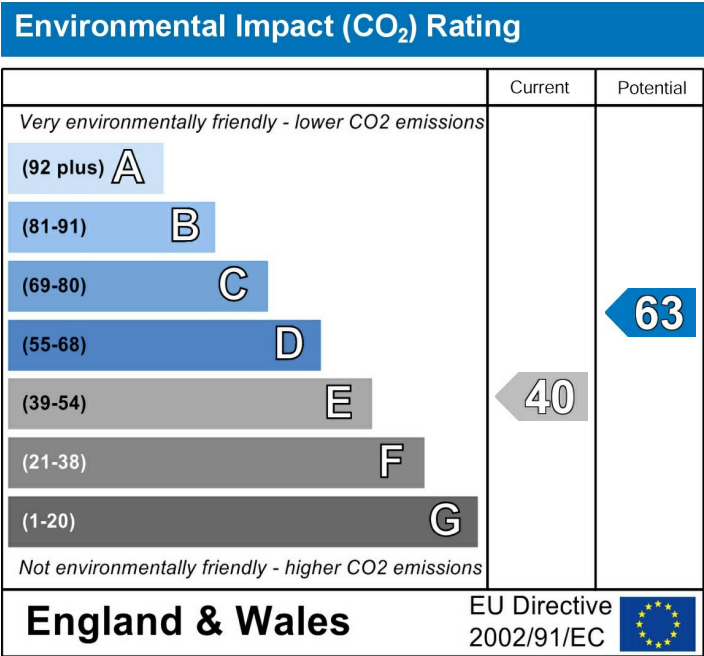
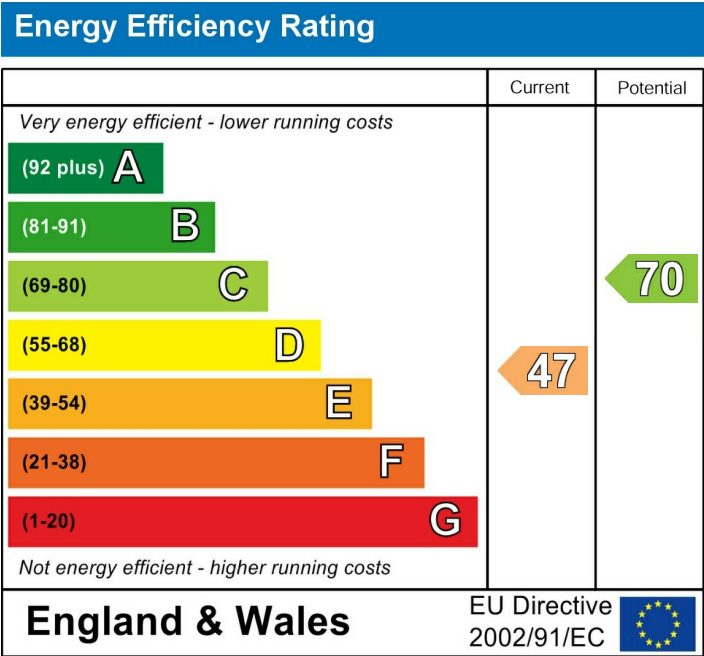
ADDITIONAL GARDEN PHOTO





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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## **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](mailto: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.***

**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