

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

## 328 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

**PURCHASE PRICE £70,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£70,000

#### 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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Registered in England No. 4782567



## 328 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Nestled in the charming Humberston Fitties, this delightful detached chalet offers a perfect blend of comfort and tranquillity, making it an ideal retreat for those seeking a peaceful lifestyle. With no chain involved, this property is ready for you to move in and make it your own.

The chalet features a spacious lounge/diner, perfect for entertaining or relaxing after a long day. The kitchen/breakfast room is well-appointed, providing a lovely space for culinary creations. There are two inviting bedrooms, along with a shower room that adds to the convenience of this home. Additionally, a utility area presents the option to be transformed into a third single bedroom, catering to your specific needs.

Surrounded by beautifully established gardens, the outdoor space is a true highlight, offering a serene environment to unwind or enjoy al fresco dining. The property also boasts off-road parking for up to three vehicles, ensuring ample space for family and guests.

With electric heating and hardwood windows featuring double glazing, comfort and energy efficiency are assured throughout the seasons. The location is particularly appealing, being just a short stroll from the beach, allowing for leisurely walks along the coast. Set in a quiet area, this chalet provides a peaceful sanctuary away from the hustle and bustle of everyday life.

This property is a rare find and presents an excellent opportunity for those looking for a holiday home. Do not miss the chance to view this charming chalet in Humberston Fitties, where coastal living meets comfort and convenience.

### **KITCHEN**

11'0 x 9'9 (3.35m x 2.97m)

The kitchen with pine wall and base units, contrasting work surfaces and a stainless steel sink unit with a chrome mixer tap. There is a wall mounted water boiler, a gas cooker, an under counter fridge, and a washing machine. Three hardwood windows and a door, part tiled walls and vinyl to the floor.



**KITCHEN**



**UTILITY AREA/BEDROOM 3**

10'0 x 4'1 (3.05m x 1.24m)

The utility area with two windows, vinyl to the floor and a light to the ceiling. This room could easily fit a single bed to make a third bedroom if desired.

**LOUNGE/DINER**

13'5 decreasing to 7'8 x 16'10 decreasing to 9'6 (4.09m decreasing to 2.34m x 5.13m decreasing to 2.)

The lounge/diner with two double glazed hardwood windows to the side, double glazed hardwood double doors to the front and single glazed window. There is an electric wall heater, three wall lights and a light to the ceiling. This room has a pull across curtain in the dining area which could provide additional sleeping.



328 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

LOUNGE/DINER



LOUNGE/DINER



## 328 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### **BEDROOM 1**

6'8 x 9'4 (2.03m x 2.84m)

This double bedroom with a double glazed hardwood window, and electric wall heater and a wall light.



### **BEDROOM 2**

6'9 x 7'4 (2.06m x 2.24m)

A single bedroom with a double glazed hardwood window to the front, an electric wall heater and a light to the ceiling.



## 328 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### SHOWER ROOM

6'9 x 4'8 (2.06m x 1.42m)

The shower room comprises of a shower enclosure with a plumbed shower, a corner sink with chrome taps and a toilet. A double glazed hardwood window, part tiled walls, vinyl to the floor and a light to the ceiling.



### OUTSIDE

The chalet sits on a lovely plot with a fenced and tree lined boundary and is mainly laid to lawn with established borders. There is two rows of paving slabs for off road parking and they run to the back of the chalet providing a patio area. There is also two timber shed with the large shed having light and power and a tumble dryer inside.



## 328 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### OUTSIDE



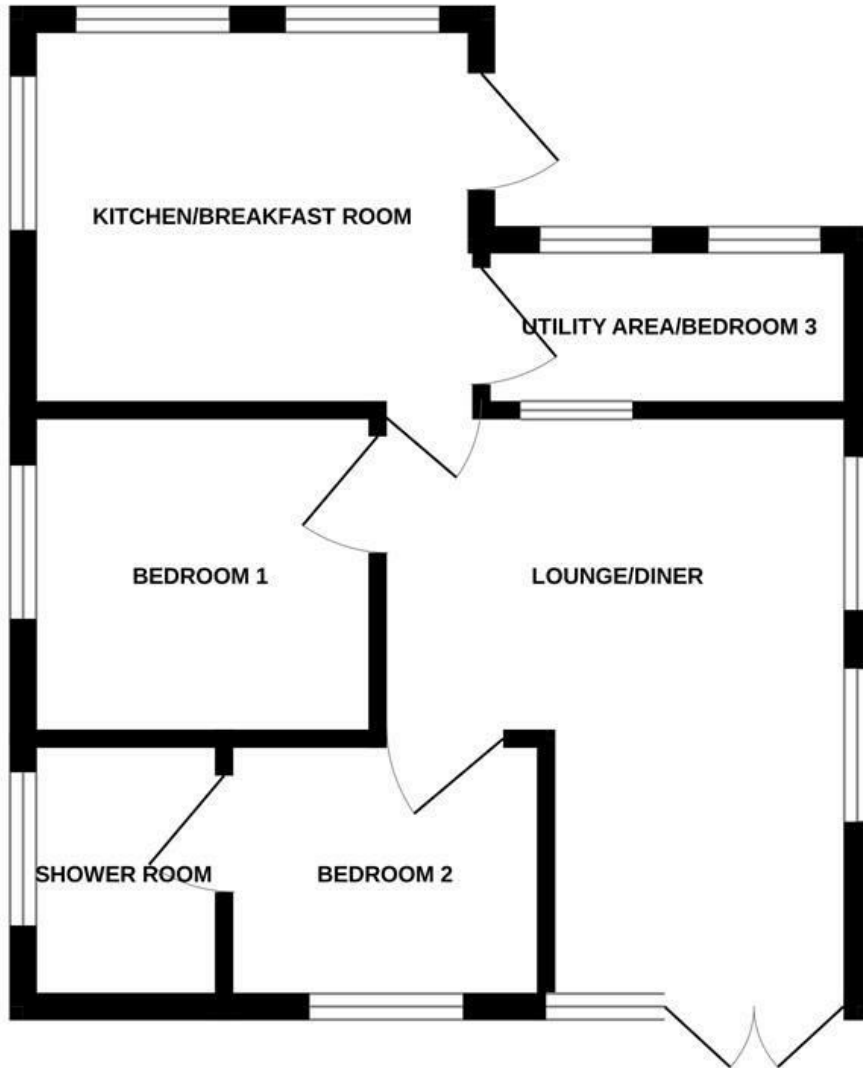
### LESASE

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




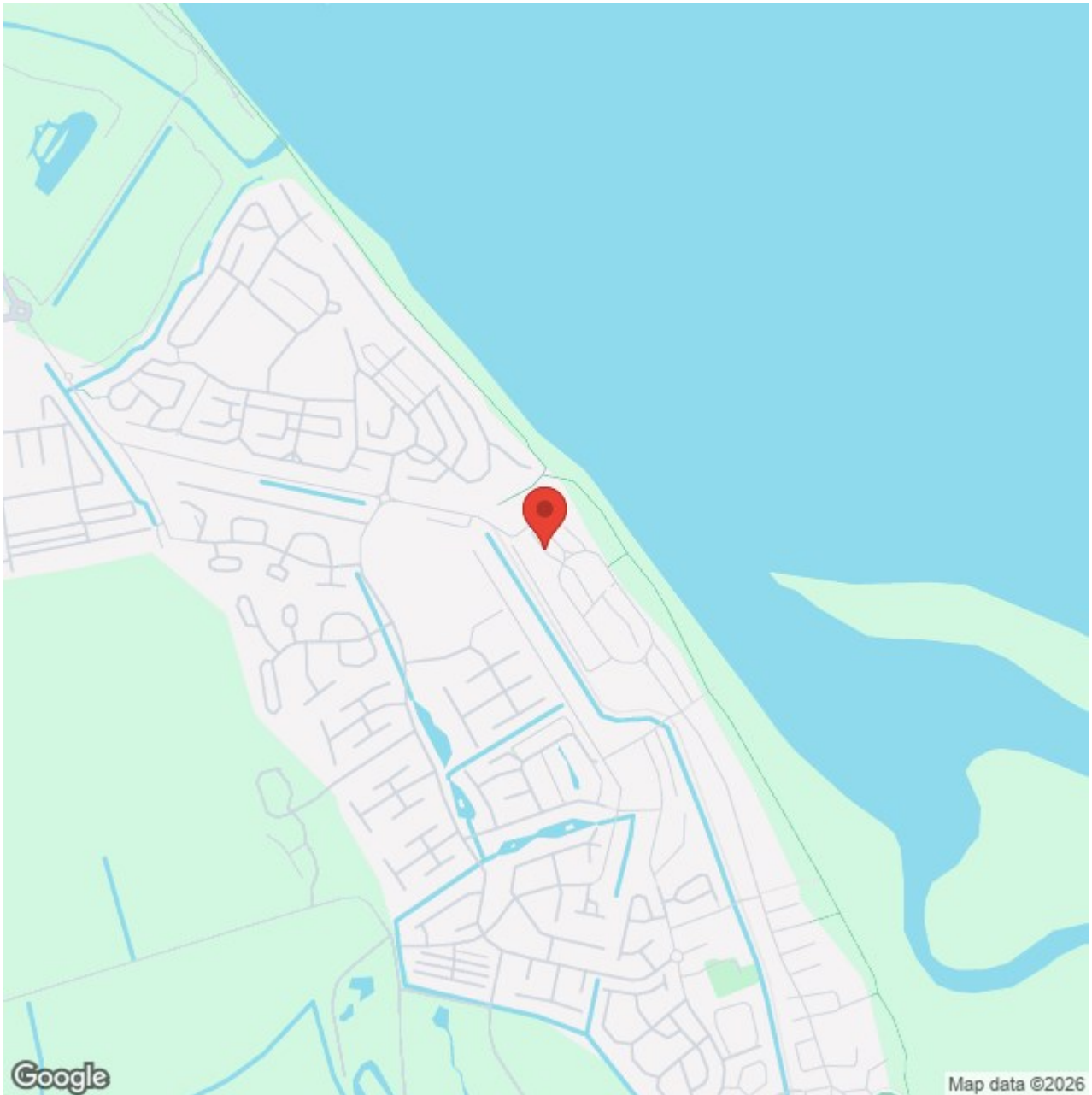
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
		<b>69</b>
	<b>9</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<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.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

*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