

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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To view our Properties on the Internet:

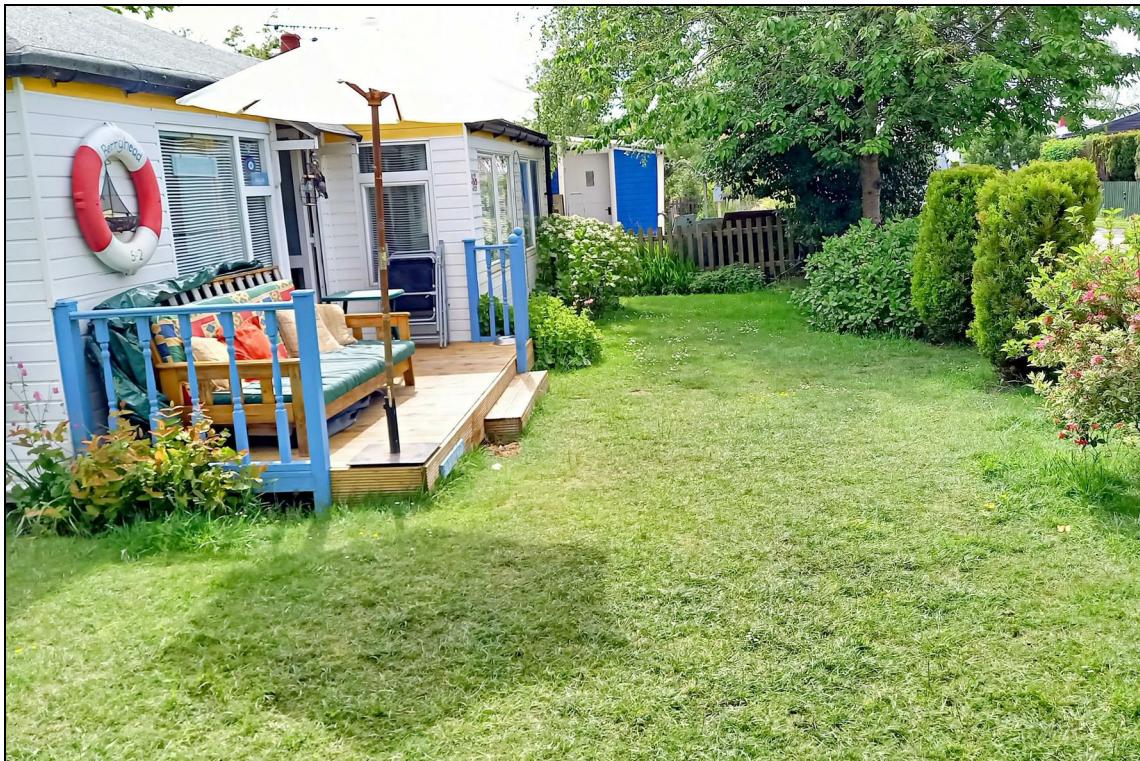
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### PROPERTY FOR SALE

**52 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY**

**PURCHASE PRICE £54,500 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£54,500

#### TENURE

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



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BMH Estate Agents & Property Management Limited  
Registered in England No. 4782567



## 52 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this traditional chalet on the Humberston Fitties site. A really good sized plot. The chalet comprises of two original huts from the American wartime airbase at Goxhill Lincolnshire where Clarke Gable the Film Star was based. The chalet is also recognised by the council's Heritage Department and there is photographs of the original owners so you can relive the history of the chalet. The chalet comprises of an entrance porch with a door to the shower room, then into the fitted kitchen, the lounge with an open fire for those cosy nights, a snug for watching the world go by or reading, two double bedrooms and a dining room or third bedroom. The chalet is set in the middle of the plot and is laid to lawn and there is a decking area to the front for enjoying those long summer days and nights. The chalet is in need of updating.

### ENTRANCE

Through a hardwood door into the porch with a door to the shower room and access to the kitchen.

### FRONT



### SHOWER ROOM

12'7 into wc x 6'0 max (3.84m into wc x 1.83m max)

With a white sink set in a vanity unit with a chrome mixer tap and a separate shower enclosure. A window to the side, vinyl to the floor and a light to the ceiling. Then there is a door to separate WC.



## 52 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### KITCHEN

The kitchen with a range of cream units with a dark brown trim with contrasting work surfaces, a sink unit with a chrome mixer tap. An electric cooker and a fridge/freezer. Vinyl to the floor and a light to the ceiling.



### LOUNGE

14'6 x 11'7 (4.42m x 3.53m)

The lounge with an open fire with a brick fire surround, double doors into the snug, windows to the rear, an electric heater and lights to the beams.



### LOUNGE



## 52 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### SNUG

14'7 x 4'4 (4.45m x 1.32m)

With windows to the front and sides the snug makes an ideal place for relaxing and reading.



### BEDROOM 3/DINING ROOM

14'3 x 5'11 (4.34m x 1.80m)

This room can be used as a dining room or a bedroom and has windows to the rear and side and a side door to the garden. It is believed that Clark Gable slept in this room.



### BEDROOM 1

11'6 x 7'0 (3.51m x 2.13m)

This double bedroom with a window to the side and a light to the ceiling.



## 52 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### BEDROOM 2

11'6 x 6'8 (3.51m x 2.03m)

Another double bedroom with a window to the side and a light to the ceiling.



### OUTSIDE

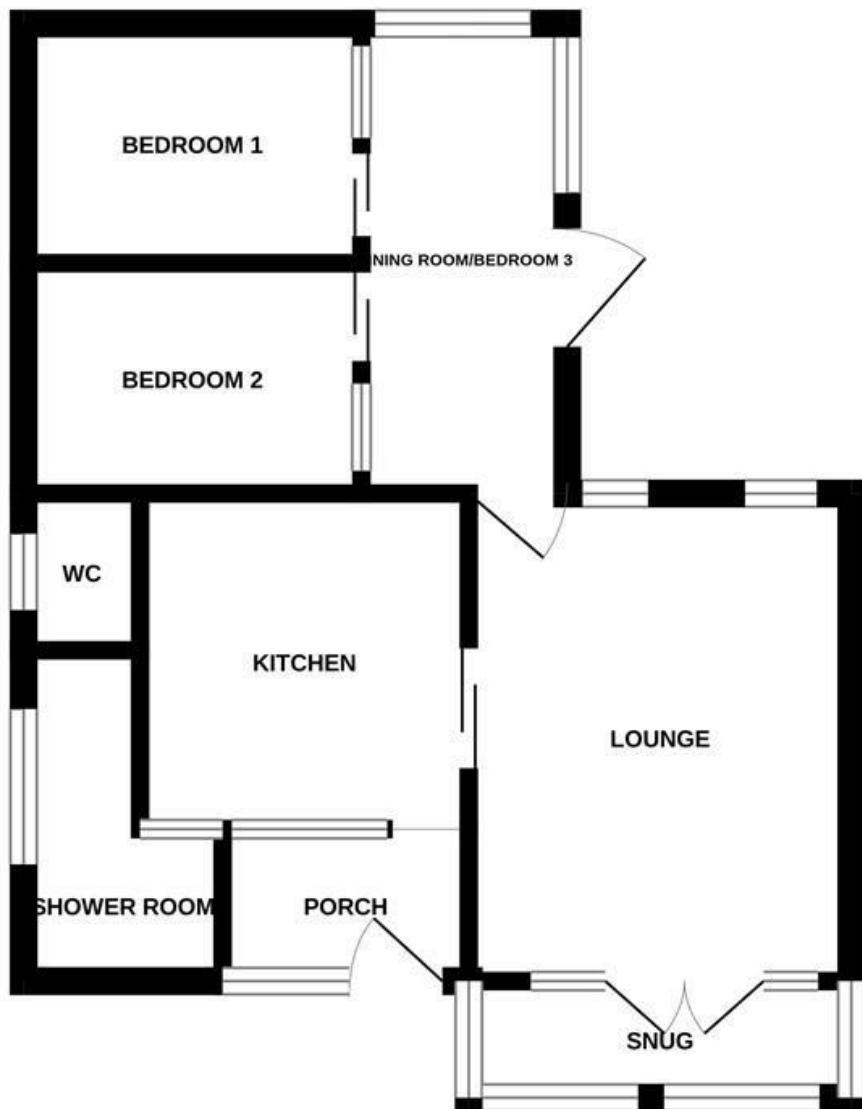
The chalet sits in the middle of the plot and has a fenced boundary and is mainly laid to lawn with established plants, bushes and shrubs, a timber shed and an Anderson shelter. There is also parking.



### OUTSIDE



## GROUND FLOOR



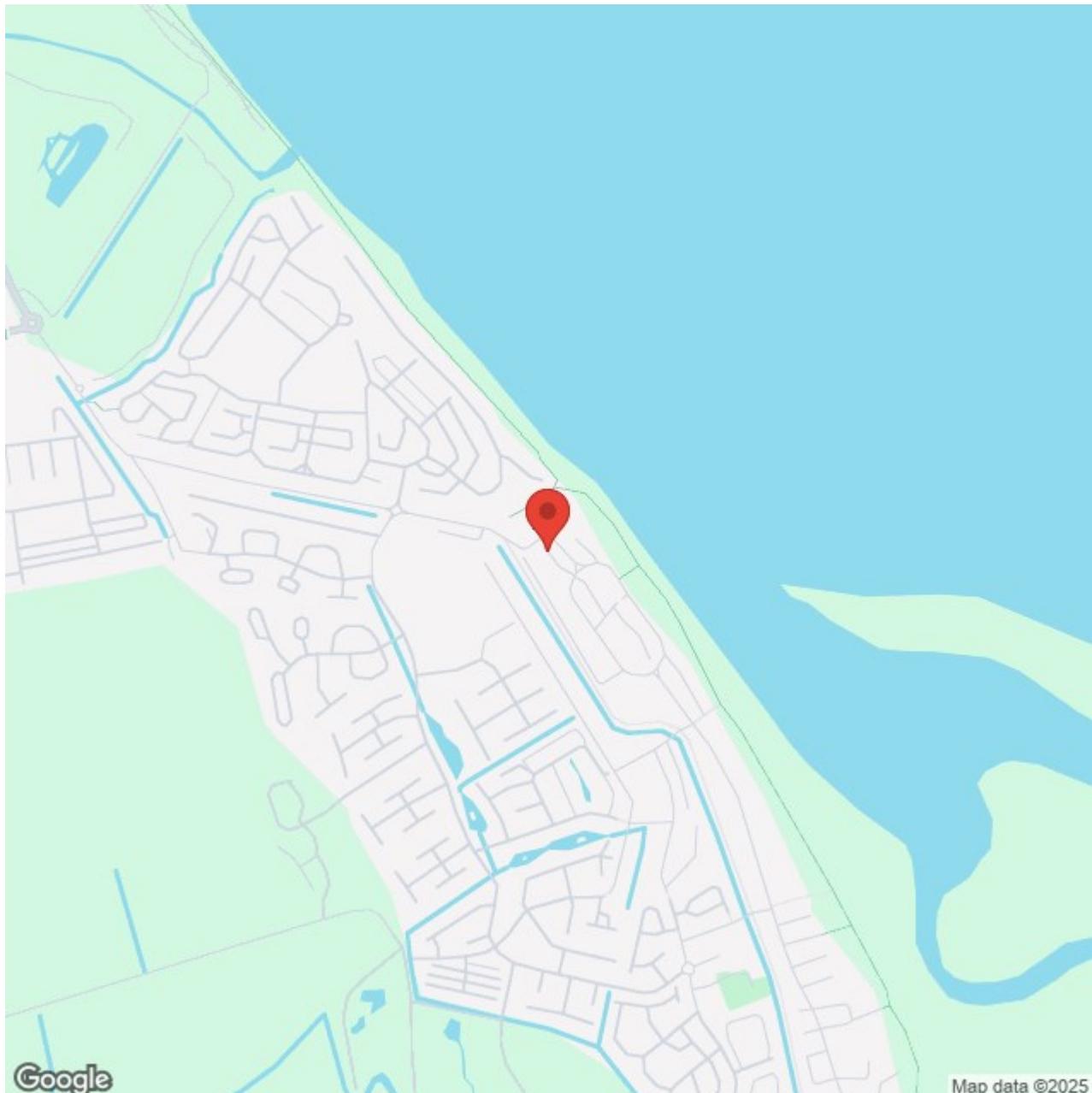
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E	40	
(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 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).

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

***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.)***

**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