

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

82 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £88,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£88,000

TENURE

We understand the property to be Leasehold with a 65 year lease from 2018



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



82 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Nestled in the charming area of Humberston Fitties, this delightful detached chalet offers a wonderful opportunity for those seeking a coastal retreat. With no chain and sold as seen, this property is ready for you to make it your own.

The chalet features a welcoming lounge, perfect for relaxing after a day at the nearby beach, which is just a short stroll away. The kitchen is functional and provides ample space for culinary endeavours. With three well-proportioned bedrooms, this home is ideal for families or those looking for extra space for guests. The bathroom is conveniently located to serve all bedrooms.

The property benefits from gas central heating and double glazing, ensuring comfort throughout the seasons. Outside, you will find well-maintained gardens that offer a lovely space for outdoor enjoyment, along with parking facilities for your convenience.

This charming chalet is a fantastic holiday home allowing you to embrace the coastal lifestyle. With its proximity to the beach and seafront, you can enjoy leisurely walks along the shore and the refreshing sea breeze.

Do not miss the chance to own this delightful property in Humberston Fitties, where coastal living meets comfort and convenience.

RECEPTION ROOM

You access the property at the rear through double wood and glazed doors into the reception room with two u.PVC single glazed windows either side of the double doors. With laminate to the floor and storage cupboards along the back wall, borrowed light from the kitchen, sliding patio doors into the lounge, a light to the ceiling and the door to the bathroom.



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BATHROOM

8'1 x 5'6 (2.46m x 1.68m)

The bathroom with a white cabinetised toilet with a chrome flush, a sink set in a white vanity unit with a chrome mixer tap, and a separate shower enclosure. A u.PVC single glazed window to the side, PVC boarding to the walls, a central heating radiator and a light to a PVC ceiling.



LOUNGE

19'9 x 12'3 (6.02m x 3.73m)

The lounge to the front of the property with three u.PVC single glazed windows making the room light and airy, two central heating radiators, wall lights and a suspended ceiling.



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KITCHEN/BREAKFAST ROOM

12'2 x 8'3 (3.71m x 2.51m)

The kitchen/breakfast room with a range of pale grey high gloss wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink and drainer with chrome taps. Plumbing for a washing machine, space for a fridge/freezer and a cooker. A u.PVC single glazed window to the front, PVC paneling to the walls, a central heating radiator, a light and PVC paneling to the ceiling. The Ideal central heating boiler is also here.



INNER HALL

The inner hall where doors to all the bedrooms lead off.

BEDROOM 1

12'8 x 10'4 (3.86m x 3.15m)

This double bedroom to the side of the property with a u.PVC single glazed window, a central heating radiator and a light to the ceiling.



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BEDROOM 2

12'8 x 5'5 (3.86m x 1.65m)

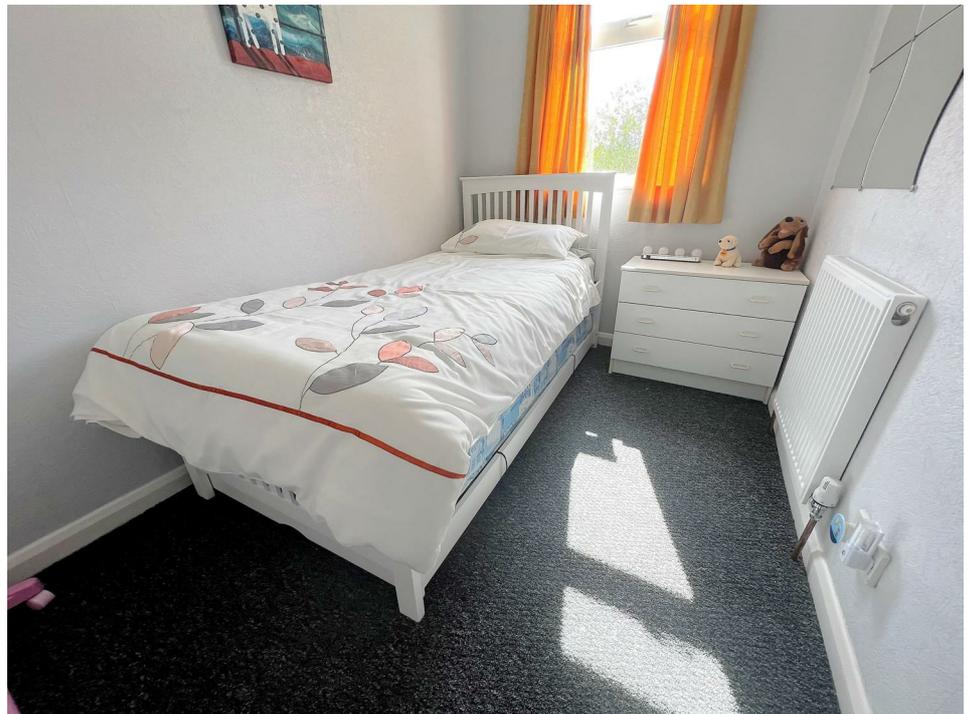
Another double bedroom to the side of the property with a u.PVC single glazed window, a central heating radiator and a light and coving to the ceiling.



BEDROOM 3

6'4 x 9'6 (1.93m x 2.90m)

This bedroom to the side of the property with a u.PVC single glazed window to the front, a central heating radiator and a light and coving to the ceiling.



REAR GARDEN

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OUTSIDE

With a hedged and small wall boundary with double wrought iron gates, the chalet is in the center of the plot and is laid to lawn on all sides and has borders with established plants, shrubs and bushes. There is an Anderson shelter in the garden from when the land army were stationed here which the current owner uses for storage. To the front through the wrought iron gates is used for parking.



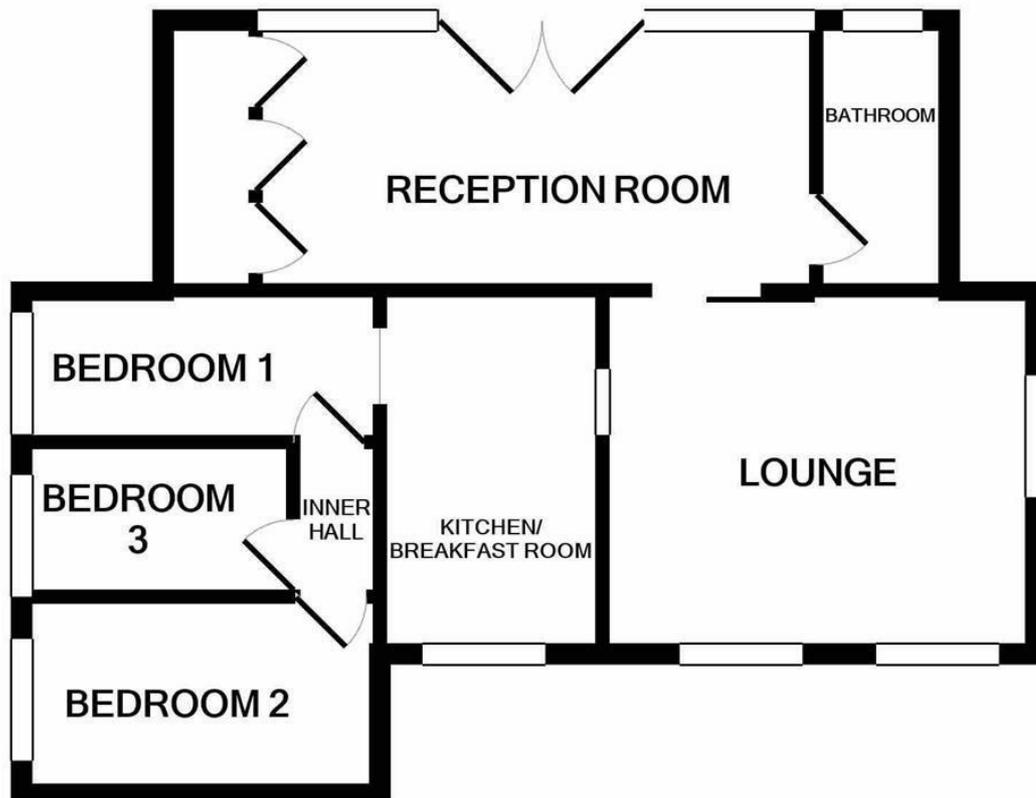
LEASE DETAILS

LEASE- 65 years from 2018

Annual Lease Fee £3,181.73 + VAT

Service Charge (estimated) £1,010.87*

*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.



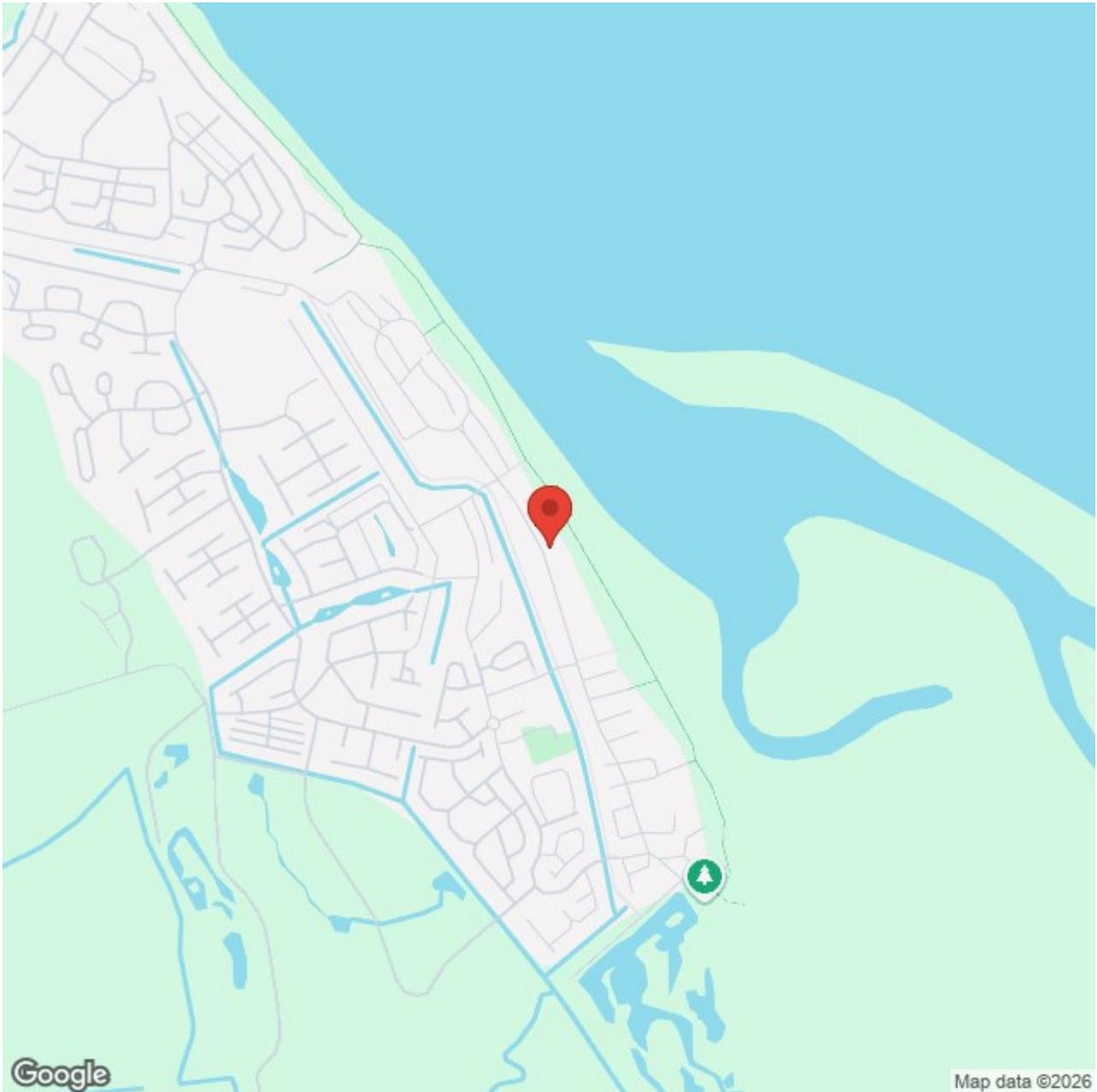
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G	11	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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@personal-touch-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