

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 206A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

**PURCHASE PRICE £165,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£165,000

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



## 206A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this beautifully presented detached chalet on the ever popular Prime location of the Humberston Fitties and just two minutes walk to a lovely dog friendly beach. The chalet comprising of a living/dining area with a log burner, a modern fitted kitchen, two double bedrooms, a bathroom and a utility area. The chalet benefits from double glazing, gas central heating and fully insulated, walls, floor and roof. The well maintained front garden is absolutely beautiful and has a decking area which is ideal for entertaining or al-fresco dining. There is a decorative stoned drive, providing ample parking, a rear garden and to the other side of the chalet a decked area with an outside shower. This chalet must be viewed to appreciate all on offer here.

### FRONT



### LIVING/DINING AREA

23'6 x 19'7 (7.16m x 5.97m)

Through a wooden stable style door into the living/dining area, two wooden double glazed windows with built in window seats, a log burner with an oven above sat upon a tiled hearth. Laminate and carpeting to the floor, two central heating radiators and lights to the ceiling.





**206A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY**

**LIVING/DINING AREA**



**LIVING/DINING AREA**



**KITCHEN/LIVING/DINING AREA**





## 206A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### **KITCHEN**

9'9 x 8'0 (2.97m x 2.44m)

The kitchen with navy blue coloured wall and base units with contrasting work surfaces and tiled reveals. A white sink unit with a chrome mixer tap, and integral electric hob and oven with a stainless steel extractor fan above. There is plumbing for a washing machine and a dishwasher, a hardwood double glazed window, laminate to the floor and a light to the ceiling.



### **LOBBY**

With a u.PVC double glazed door, vinyl to the floor and a light to the ceiling.

### **UTILITY**

5'1 x 3'0 (1.55m x 0.91m)

The utility with a u.PVC double glazed window, the wall mounted central heating boiler, a central heating radiator, vinyl to the floor and a light to the ceiling.

### **INNER HALL**

with a built in storage cupboard and doors to the bedrooms and bathroom.

### **BEDROOM 1**

9'5 x 7'7 (2.87m x 2.31m)

This double bedroom to the back of the property with a hardwood double glazed window, built in wardrobe with mirrored sliding doors, a central heating radiator and a light to the ceiling.





**BEDROOM 1**



**BEDROOM 2**

8'11 x 7'2 (2.72m x 2.18m)

Another double bedroom with a hardwood double glazed window, a central heating radiator and a light to the ceiling.





## 206A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### **BATHROOM**

9'9 x 4'11 (2.97m x 1.50m)

The bathroom with a white suite comprising of a panelled bath with chrome taps and an electric shower over, a vanity sink unit with a chrome mixer tap and a WC. A u.PVC double glazed window, fully tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



### **OUTSIDE**

The front garden has a fenced boundary with a wooden gate and it is mainly laid to lawn with a good size decking area along the front of the chalet for entertaining. There is a decorative stoned drive providing ample parking which leads to a timber shed and log store with light and power.

The rear garden is laid to lawn with established borders and a wooden gate. At the side of the chalet there is a decked area with an outdoor shower.





## 206A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### OUTSIDE



### LEASE

Annual Lease Fee £3,021.50 + VAT

Service Charge (estimated) £751.32 + 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.

### FRONT



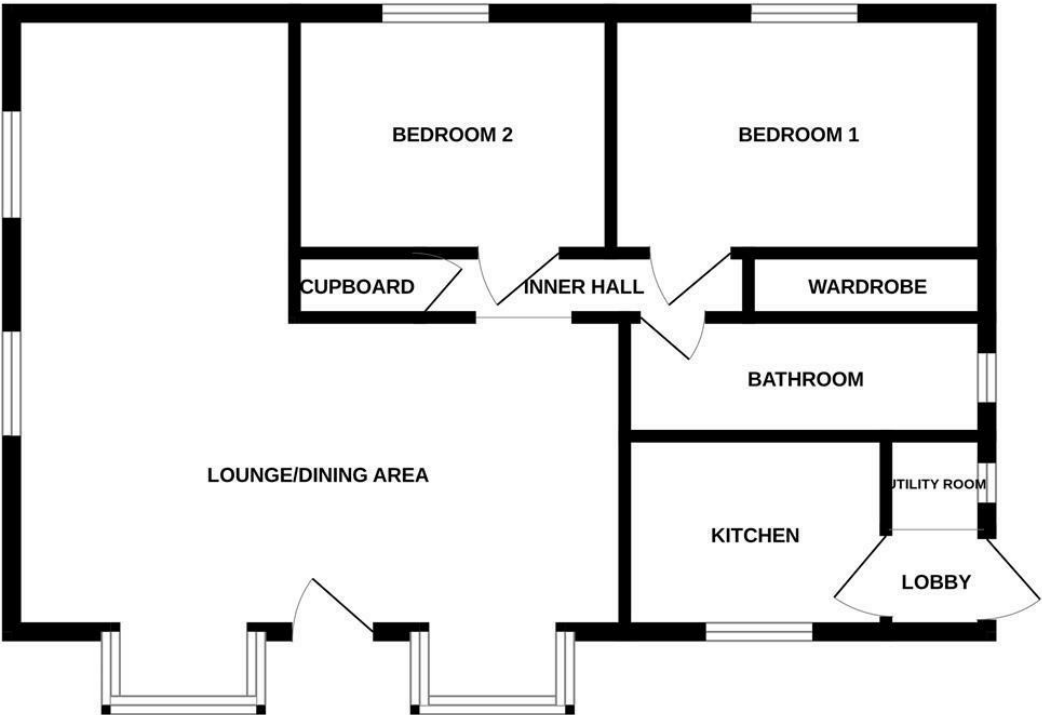
206A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

FRONT

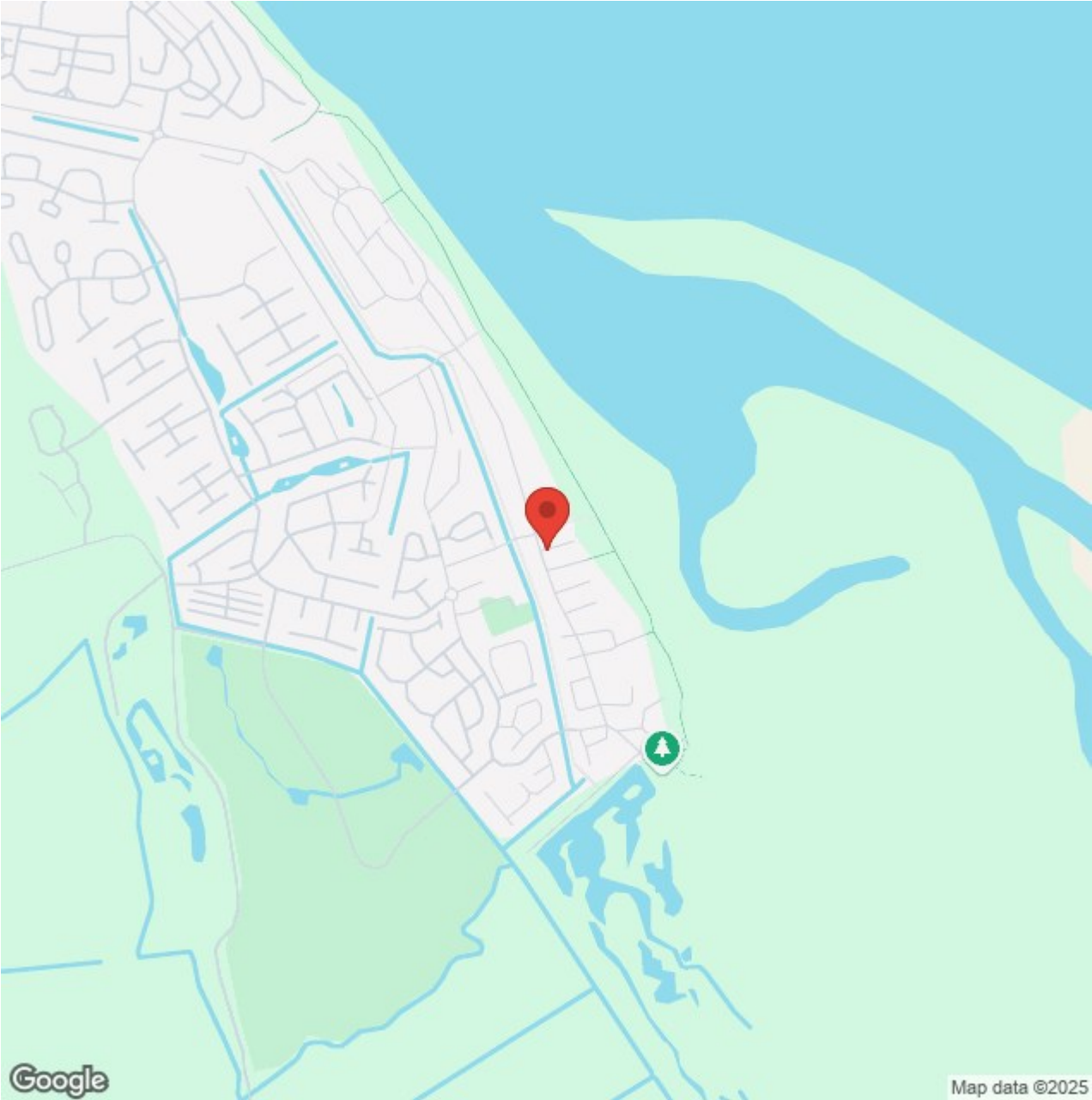
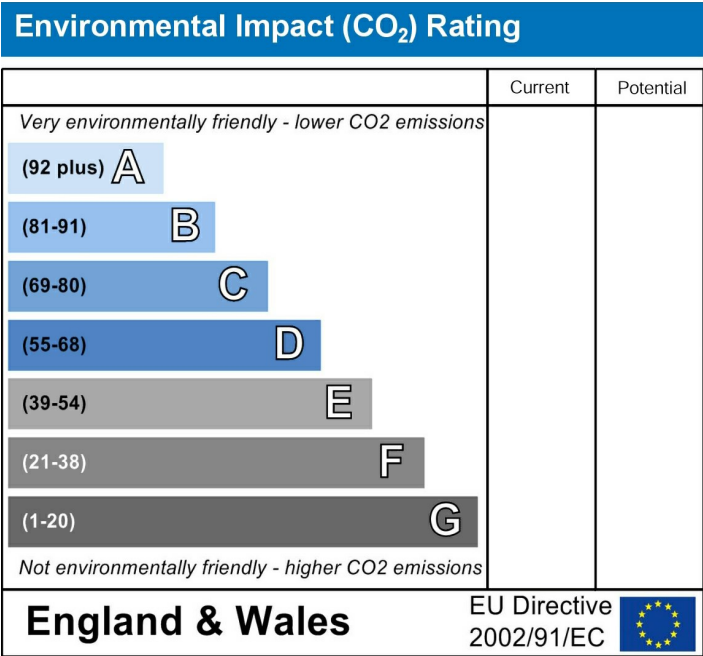
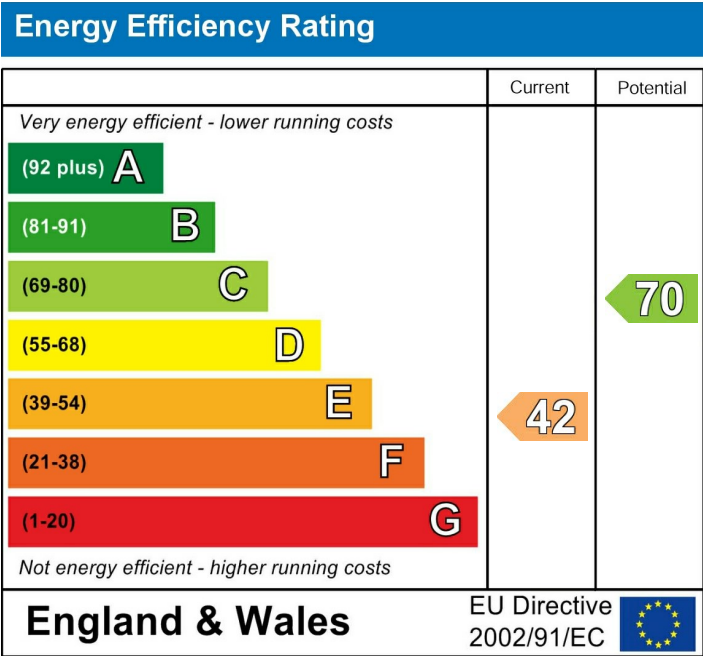




GROUND FLOOR



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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## **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](mailto: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 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 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