

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

## 76 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

**PURCHASE PRICE £85,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£85,000

#### 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



## 76 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Discover this delightful detached chalet nestled in the heart of the Humberston Fitties site, offering a perfect blend of character and modern living. The open-plan kitchen, dining, and living area create a welcoming space, ideal for both relaxing and entertaining. The property features a unique double bedroom with a curved window, adding a touch of charm and character. Additionally, there is a cozy single bedroom, a well-appointed bathroom, and a spacious third bedroom that provides ample accommodation.

The chalet is set within beautiful gardens, featuring a lovely patio area perfect for enjoying the outdoors. Beyond the garden gate lies a large public green, an ideal space for walking the dog or enjoying family activities.

This charming chalet offers a serene lifestyle with convenient access to nature, the beach and outdoor activities, making it an ideal retreat for those seeking tranquillity and comfort.

### **KITCHEN/DINER**

18'6 x 8'1 (5.64m x 2.46m)

Accessed at the rear of the property through u.PVC double glazed French doors into the dining area with carpeting to the floor and a light to the ceiling.

The kitchen area with a range of Beech effect wall and base units with contrasting work surfaces, incorporating a stainless steel sink unit with chrome taps. There is plumbing for a washing machine, space a cooker and a fridge/freezer. A hardwood double glazed window, vinyl to the floor and a light to the ceiling



### **KITCHEN AREA**



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### DINING AREA



### LOUNGE

8'6 x 8'10 (2.59m x 2.69m)

The lounge is to the front of the chalet with a hardwood double glazed window, an electric log burning stove, carpeting to the floor and a light to the ceiling.



### INNER HALL

The inner hall with doors to the bedrooms and bathroom. There is a built in storage cupboard, carpeting to the floor and a light to the ceiling.

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### **BATHROOM**

8'5 x 4'9 (2.57m x 1.45m)

The bathroom with a shower enclosure with a Aqua Tronic electric shower, a white sink with chrome taps set in a vanity unit and a high level WC. A hardwood double glazed window to the side, an electric heater, tiled splash backs, vinyl to the floor and a light to the ceiling.



### **BEDROOM 1**

11'10 x 8'11 increasing to 12'3 into window  
(3.61m x 2.72m increasing to 3.73m into window)

The double bedroom is at the front of the property with the beautiful rounded walk-in window, which give the chalet its uniqueness. An electric radiator and a light to the ceiling.



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### BEDROOM 1



### BEDROOM 2

9'2 x 6'3 (2.79m x 1.91m)

Bedroom two is also to the front of the chalet with a hardwood double glazed window, and electric radiator and a light to the ceiling.



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### **BEDROOM 3**

Bedroom three has its own access at the rear of the chalet with u.PVC double glazed French doors, rear and side aspect u.PVC double glazed windows, wall lights and a light to the ceiling.



### **BEDROOM 3**

14'5 x 8'6 (4.39m x 2.59m)



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### OUTSIDE

The chalet sits in the middle of the plot and surrounded mainly by lawn with a fenced boundary and established borders with plants, bushes and trees. There is a wooden gate which opens onto a public green area ideal for a walk or playing games with the family. The chalet has wooden gates either side for safety and there is a concrete path and a patio area ideal for Al-fresco dining on these long summer days and nights.



### OUTSIDE



## 76 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

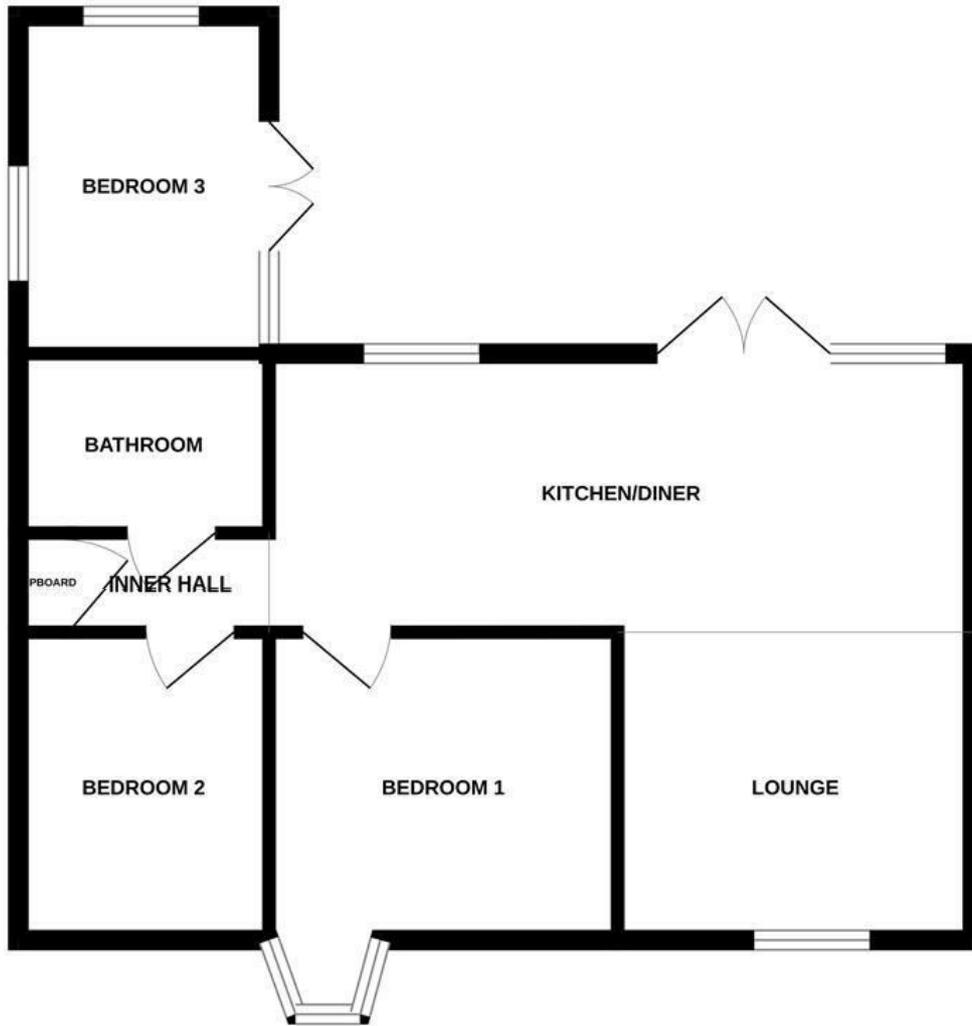
### GREEN AREA



### LEASE

\*Lease term 65 years from 2018, Ground rent £3,021.50 + V.A.T. & £751.32 (estimated) service charge\*

## 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) <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>		
Not energy efficient - higher running costs		

81

34

England & Wales

EU Directive 2002/91/EC

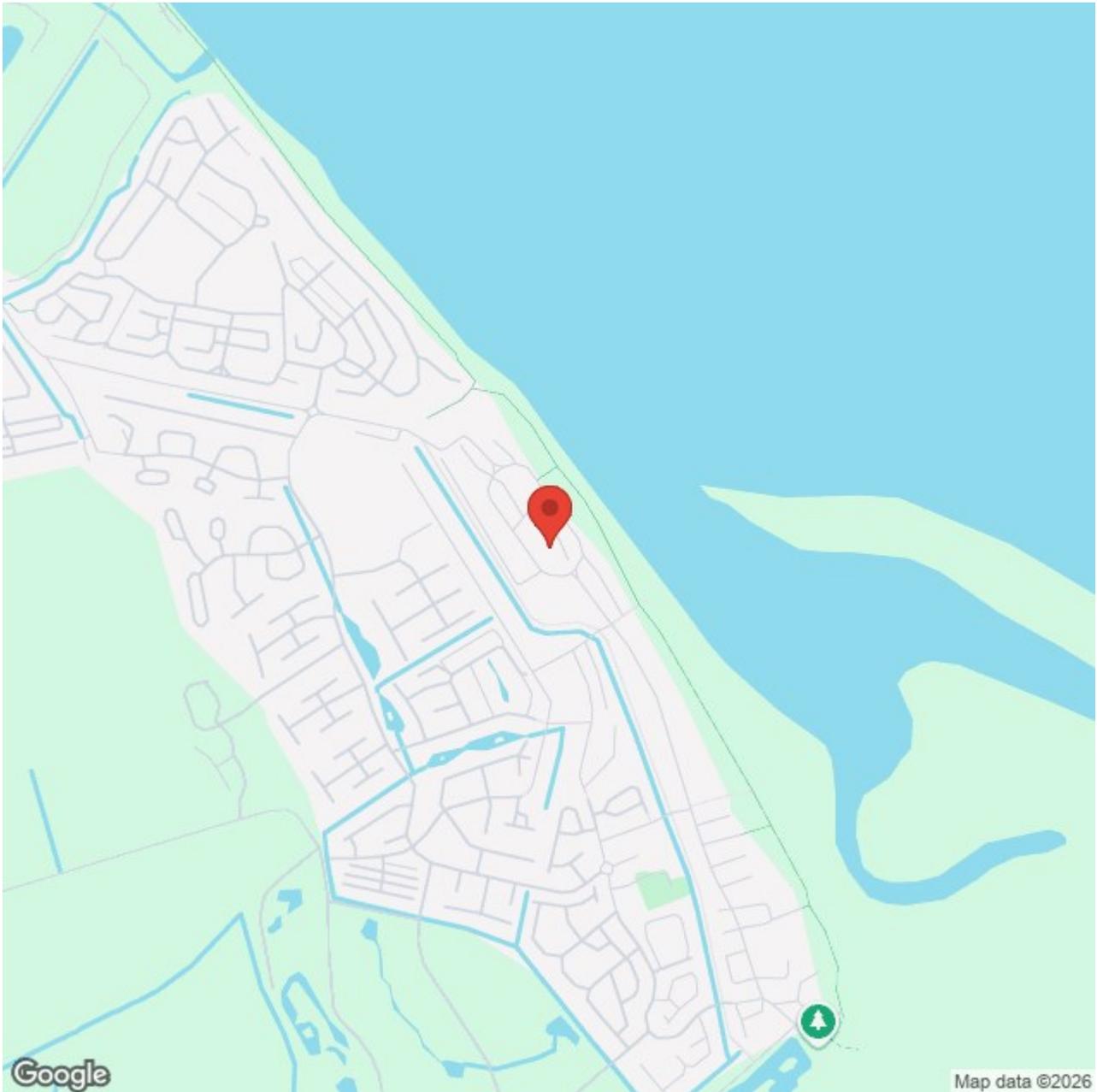


## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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>		
Not environmentally friendly - higher CO <sub>2</sub> 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 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 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