

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 302 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

**PURCHASE PRICE £100,000 LEASEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£100,000

#### TENURE

We understand the property to be Leasehold, but this is to be confirmed by the solicitors



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## 302 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Nestled in the delightful Humberston Fitties, this charming detached chalet offers a perfect retreat for those seeking a tranquil lifestyle by the coast. With two well-proportioned bedrooms, this property is ideal for small families, couples, or even as a holiday getaway. This property is for sale with all furniture included.

Upon entering, you will be greeted by a light and airy spacious lounge that invites relaxation and comfort. The modern fitted kitchen breakfast room is perfect for enjoying leisurely meals, while the overall layout of the chalet promotes a warm and welcoming atmosphere.

The property boasts a charming garden, providing an excellent space for outdoor enjoyment, whether it be for gardening, entertaining, or simply soaking up the sun. A convenient driveway adds to the appeal, ensuring easy access and parking.

With gas central heating and double glazing, this chalet is designed for year-round comfort. The friendly neighbourhood enhances the sense of community, making it a wonderful place to call home.

One of the standout features of this property is its proximity to the beach and yacht club, allowing residents to indulge in the amazing holiday atmosphere that Humberston Fitties is renowned for. Whether you are looking for a permanent residence for 10 months of the year or a seasonal escape, this delightful chalet offers a unique opportunity to embrace coastal living in a picturesque setting.

### **ENTRANCE HALLWAY**

14'9 x 2'9 (4.50m x 0.84m)

Entered through a uPVC double glazed front door with lead and colour glass detailing, central heating radiator, two light fittings, wood effect laminate flooring and doors to the bedrooms, lounge, bathroom and a large storage cupboard that houses the boiler.



### **LOUNGE**

15'3 x 9'9 (4.65m x 2.97m)

This light and airy room is of a good size, with three uPVC double glazed windows, a decorative fireplace with marble hearth and surround with an electric fire situated to the middle. There is a central heating radiator and a central light fitting and a bi-fold door that takes you through to the kitchen.



**LOUNGE**



**KITCHEN/BREAKFAST ROOM**

10'7 x 10'3 (3.23m x 3.12m)

This is a dual aspect kitchen with a uPVC double glazed window to the side and rear elevations, a double glazed back door leading to the garden. The fitted kitchen comprises of cream base and wall units with a marble effect roll top worktop, a stainless steel sink and drainer with mixer tap, a gas oven with gas hob, fridge freezer & washing machine, a central heating radiator and a central light fitting.



**KITCHEN**



## 302 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### **BATHROOM**

7'8 x 7'5 (2.34m x 2.26m)

This bright roomy bathroom comprises of a white low flush WC, white sink in unit and white bath with shower over, two double glazed windows with privacy glass to the rear elevation. There is tiling around the bath and a heated towel rail with a large cupboard.



### **BATHROOM**



### **BEDROOM ONE**

12'9 x 10'10 (3.89m x 3.30m)

This is the first of the two double bedrooms situated to the front of the property, this warm and homely room has a uPVC double glazed window to the front elevation, a central heating radiator and central light fitting.



**BEDROOM ONE**



**BEDROOM ONE**



**BEDROOM TWO**

12'9 x 10'2 (3.89m x 3.10m)

A short walk down the hallway to the second double bedroom which again is of a great size, with uPVC double glazed window to the rear elevation, a central heating radiator and central light fitting.



## 302 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### BEDROOM TWO



### FRONT GARDEN & DRIVEWAY

Mainly laid to lawn with established borders, hard standing for the car and two gates for pedestrian access, one to the front door and one to the side. This is a lovely space you relax into as soon as you walk through.



### FRONT



## 302 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

### BACK GARDEN

The back garden is a joy to behold with two sheds, a designated sitting area at both ends, a variety of shrubs and bushes that have been a labour of love, there is decked stairs to the back door.



### GARDEN



### GARDEN





### LEASE

Estimated Annual Lease Fee £3,021.50 + VAT

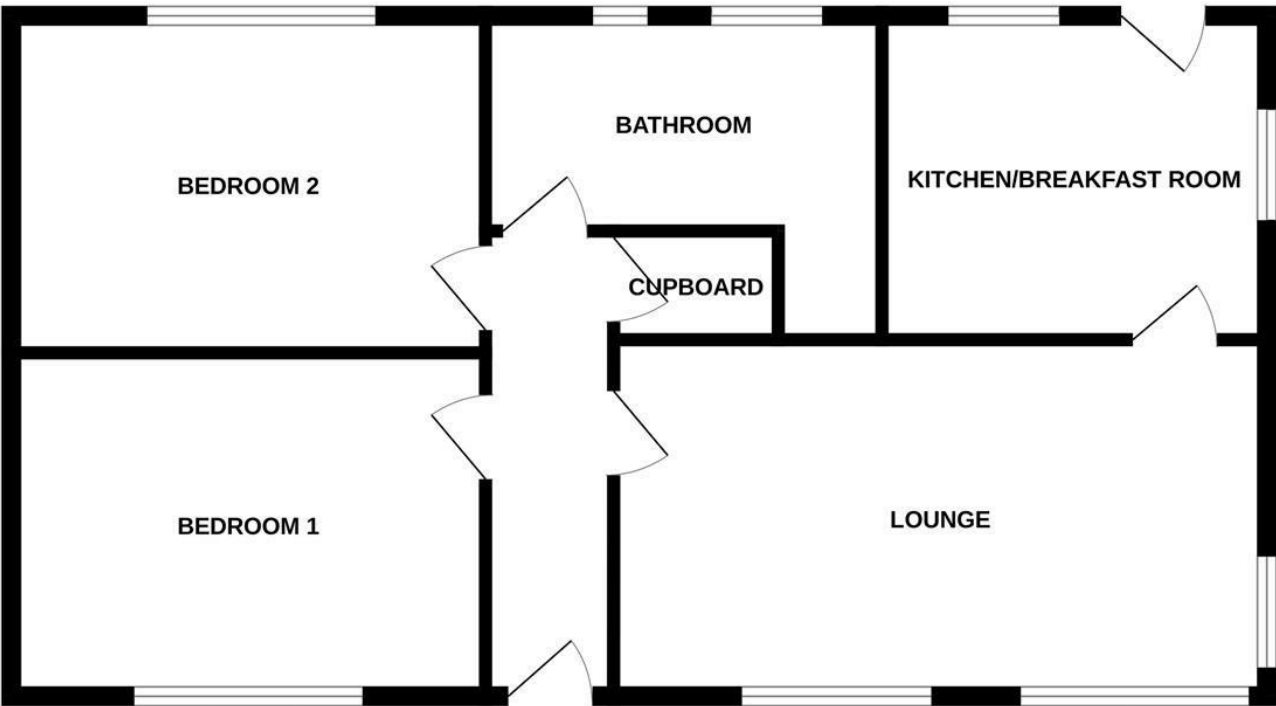
Service Charge (estimated) £751.32 + VAT\*

\*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.

| 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 |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very environmentally friendly - lower CO2 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 CO2 emissions |                            |   |
| <b>England &amp; Wales</b>                          | EU Directive<br>2002/91/EC |  |

GROUND FLOOR



TWO BED CHALET

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 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](mailto: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.