

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 274 HUMBERSTON FITTIES, HUMBERSTON, GRIMSBY

**PURCHASE PRICE £146,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£146,950

#### TENURE

We understand the property to be Leasehold with a 65 year lease from 2018 but this is to be confirmed by the solicitors



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## 274 HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Nestled in the tranquil setting of St Anthony's Bank, Humberston Fitties, this stunning detached chalet offers a unique opportunity for those seeking a peaceful retreat. With no chain involved, this property is ready for immediate occupancy, making it an ideal choice for both first-time buyers and those looking to downsize.

The chalet boasts a modern kitchen that seamlessly integrates with the living and dining areas, creating a spacious and inviting atmosphere. With two generously sized double bedrooms, there is ample room for relaxation and comfort. The well-appointed shower room adds to the convenience of this delightful home.

Set on a great-sized plot, the property features a generous front garden, providing an appealing outdoor space. Off-road parking for two vehicles ensures that you and your guests will always have a place to park. The side and rear of the chalet are enhanced by attractive decking, perfect for enjoying the outdoors during warmer months. Additionally, a covered veranda at the front and a covered entertaining area at the rear offer versatile spaces for socialising or simply unwinding in the fresh air.

Constructed from concrete, this chalet is soundproofed and insulated, ensuring a peaceful living environment. This property truly stands out on the site, and viewing is highly recommended to appreciate all it has to offer. Don't miss the chance to make this exceptional chalet your new home.

### **FRONT**





**VERANDA**

Up the steps to the covered veranda with matching balustrade which makes this a fantastic area for relaxing and entertaining. There is outdoor lights and power points and a u.PVC double glazed door into the living/dining/kitchen area.

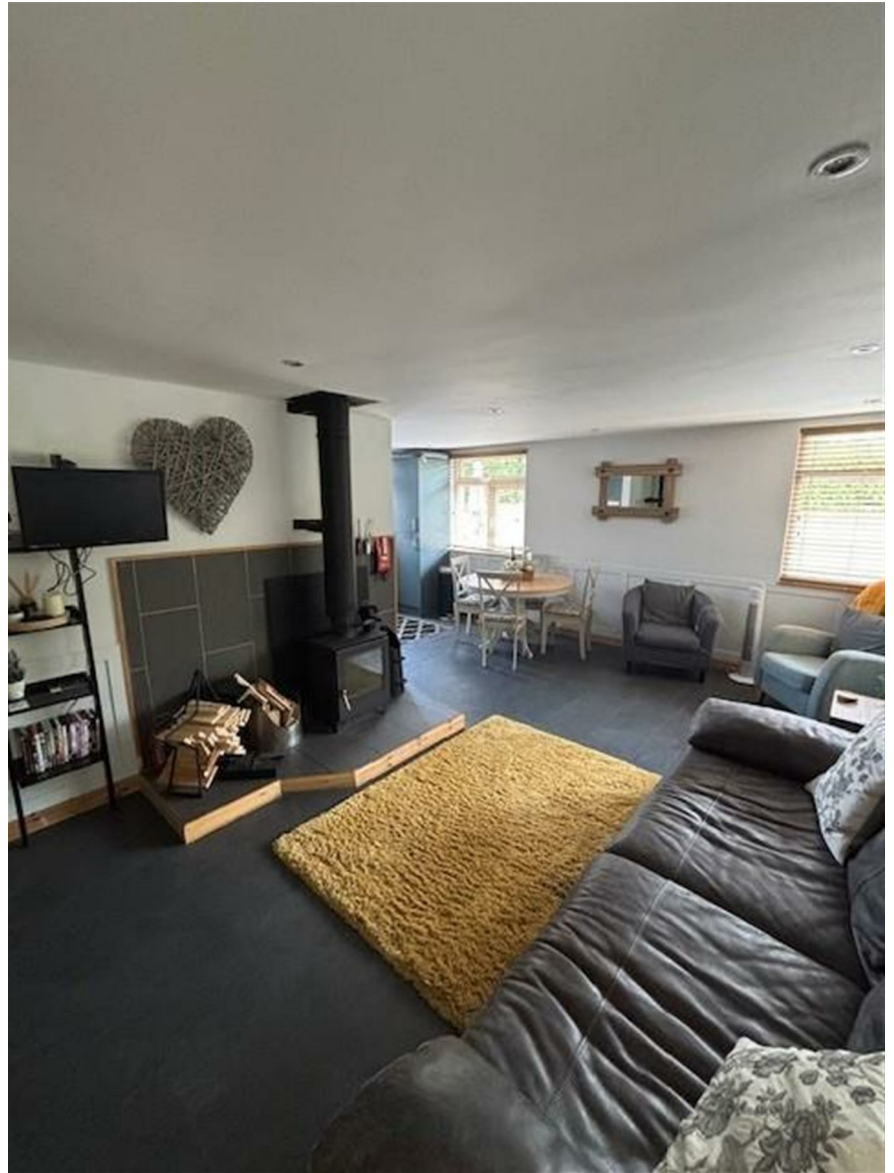


**LIVING-DINING/KITCHEN AREA**

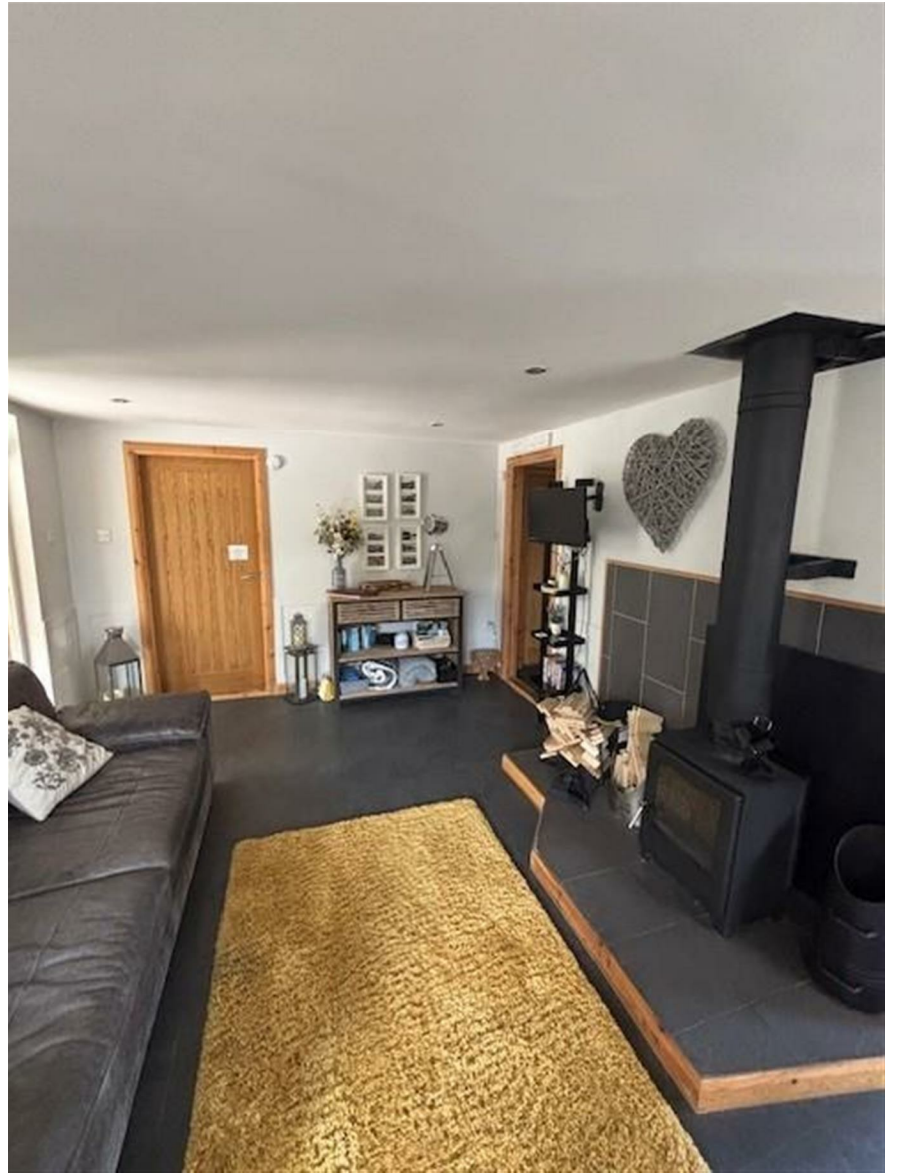
19'7" x 11'3" extending to 20'6" (5.99m x 3.43m extending to 6.25)

This superb open plan L-shaped area with four u.PVC double glazed windows to all aspects and a u.PVC double glazed door leading to the rear of the chalet. Modern laminate flooring throughout, and painted wood panelling up to dado rail height and spotlights to the ceiling. A stand out feature of this room is the cast iron wood burner which stands on a tiled plinth with matching surround.

The kitchen with a range of wall and base units, contrasting work surfaces and upstands and a stainless steel sink unit with a chrome mixer tap. An integral electric oven, gas hob with an extractor fan above and there is plumbing for a washing machine.



LIVING -DINING AREA

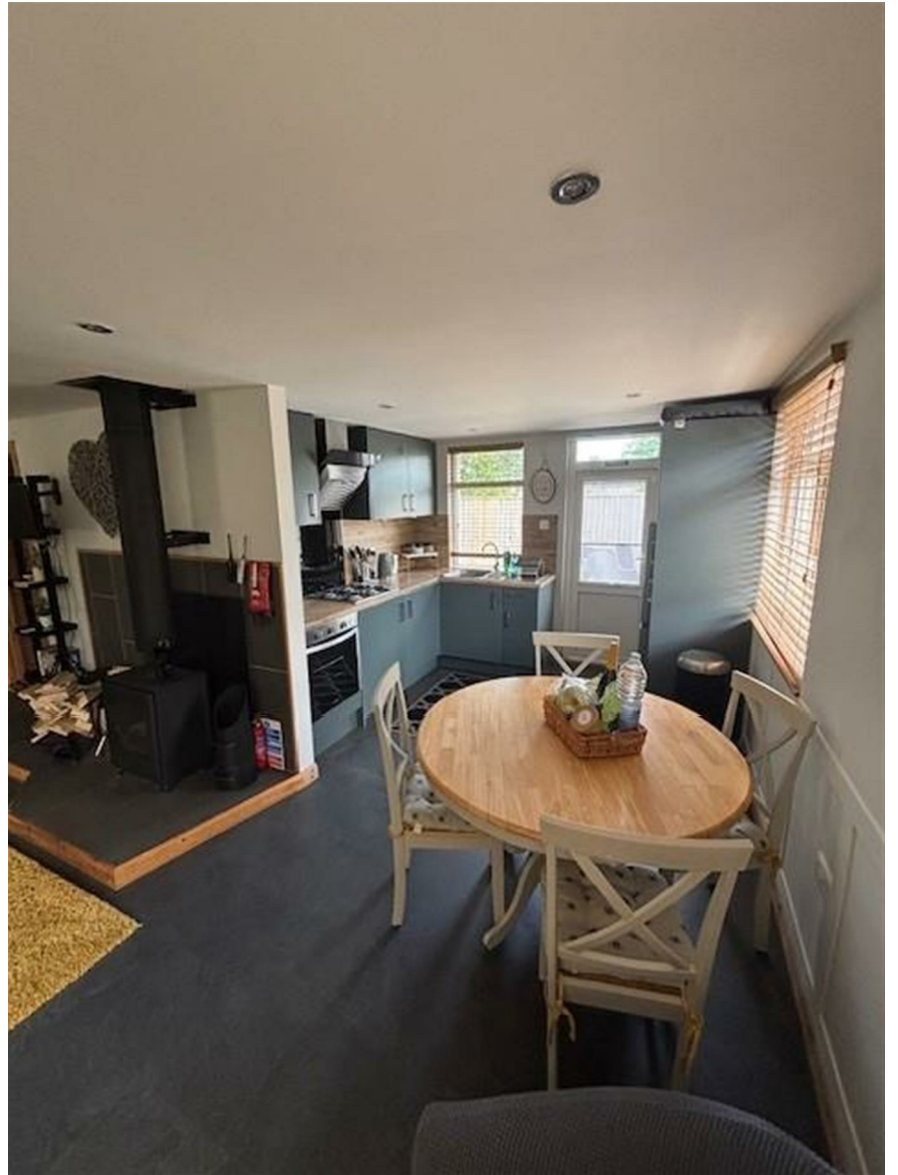




KITCHEN AREA



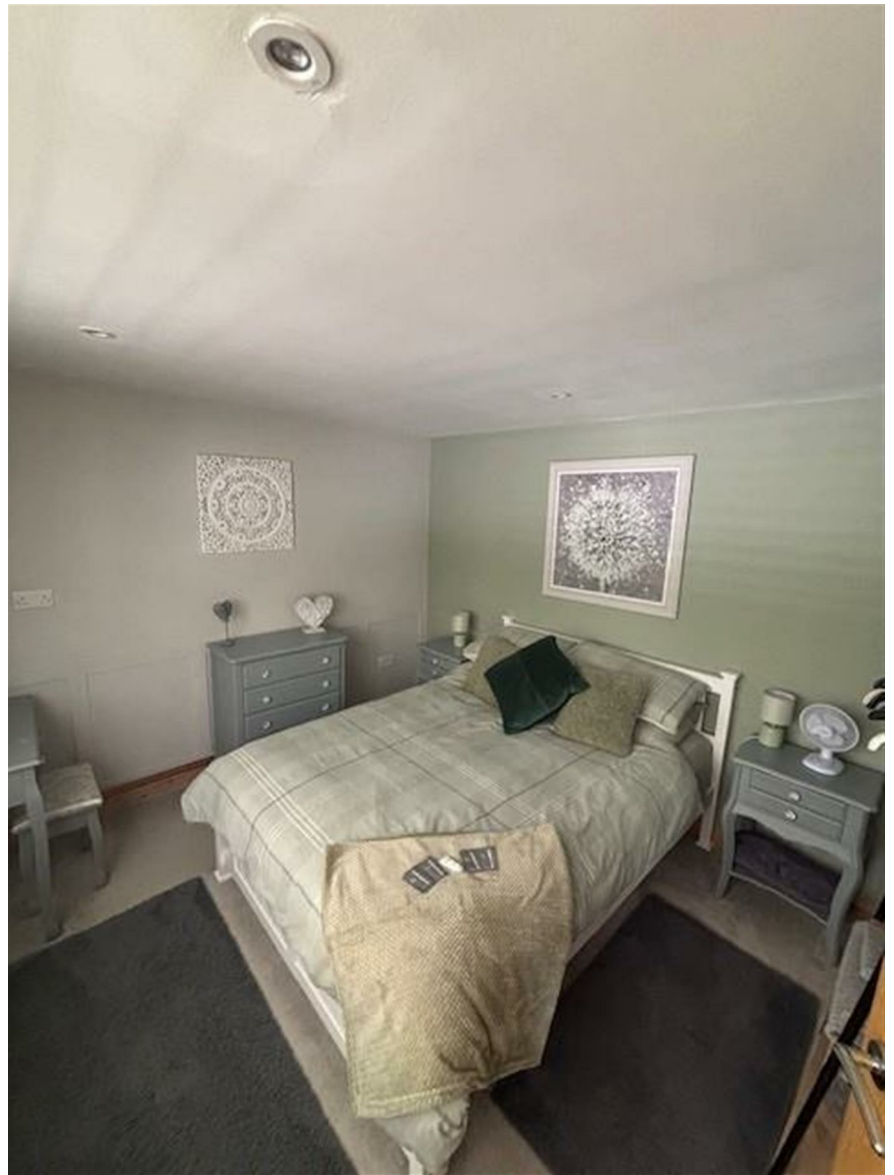
KITCHEN AREA



**BEDROOM 1**

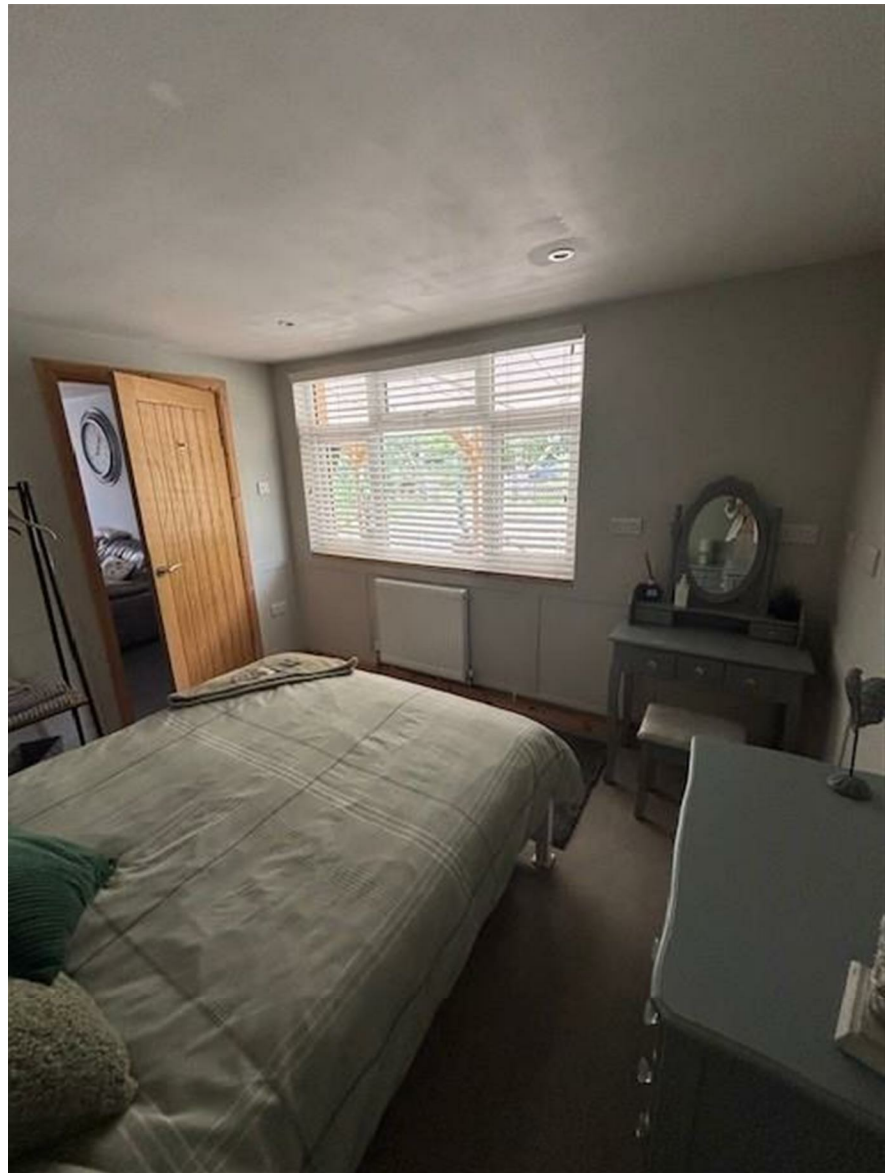
10'9 x 9'8 (3.28m x 2.95m)

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





**BEDROOM 1**



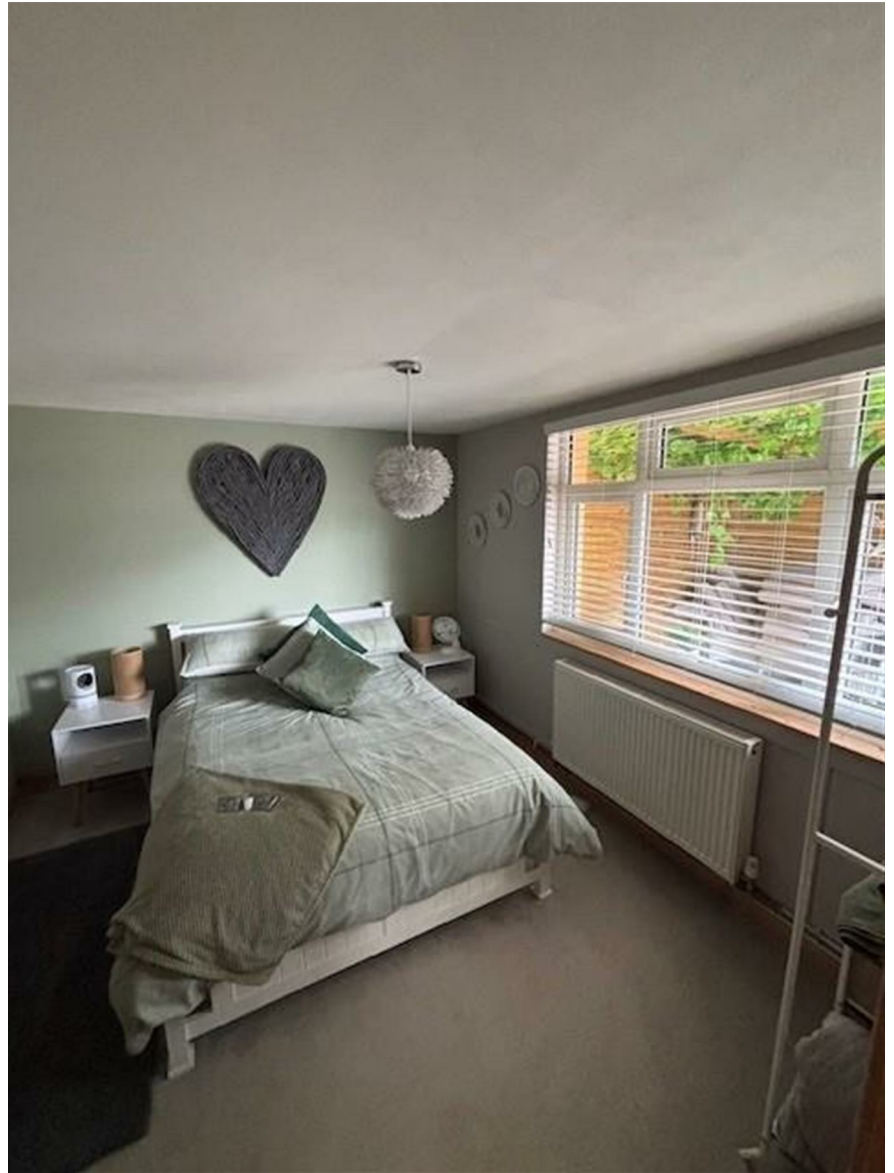
**INNER HALLWAY**

The inner hall with doors to bedroom 2 and the bathroom, a light and loft access to the ceiling. There is further storage cupboard where the central heating boiler is located.

**BEDROOM 2**

11'0 x 9'8 (3.35m x 2.95m)

Another double bedroom to the rear of the chalet with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



**SHOWER ROOM**

8'1 x 5'10 (2.46m x 1.78m)

The modern shower room comprising of a walk-in shower enclosure with a glass sliding door, a wall mounted vanity sink unit with a chrome mixer tap and a toilet. A u.PVC double glazed window, a central heating radiator with a towel rail attached, shower boarding to the walls, vinyl to the floor and spotlights to the ceiling.



**NIGHT TIME**



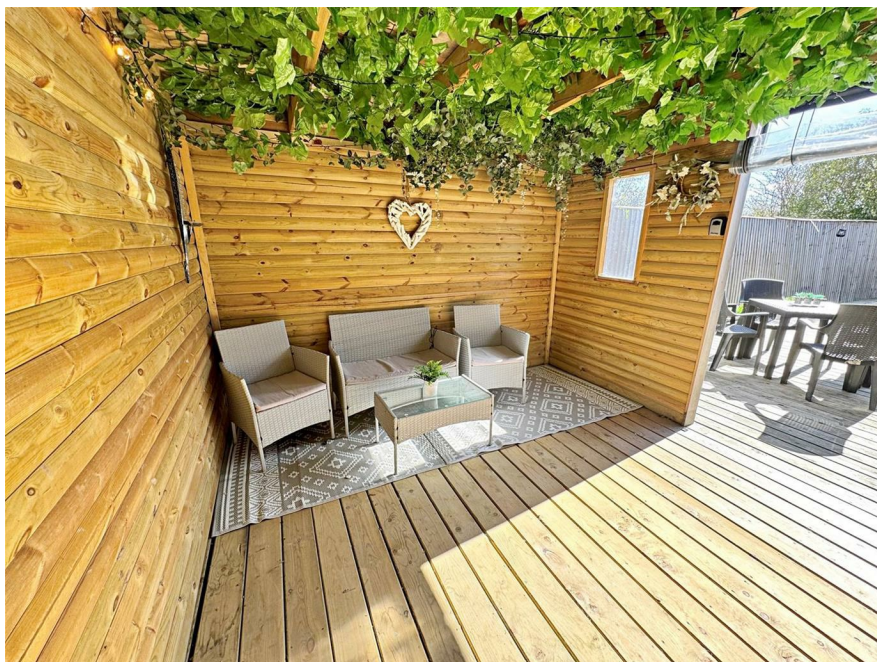


**GARDENS**

The front garden is within a fenced and gated boundary with mature trees and is mainly laid to decorative stones with an area of artificial grass either side and a slabbed area for parking. A path leads you to the veranda which is ideal for relaxing and entertaining. The veranda leads you to the side and rear of the chalet which is laid to decking, so you can enjoy all aspects of the garden and there is a covered entertaining space with outdoor lighting and power points.



**ADDITIONAL GARDENS**





ADDITIONAL GARDEN PHOTO



**ADDITIONAL GARDEN PHOTO**



**LEASE**

65 year lease from 2018

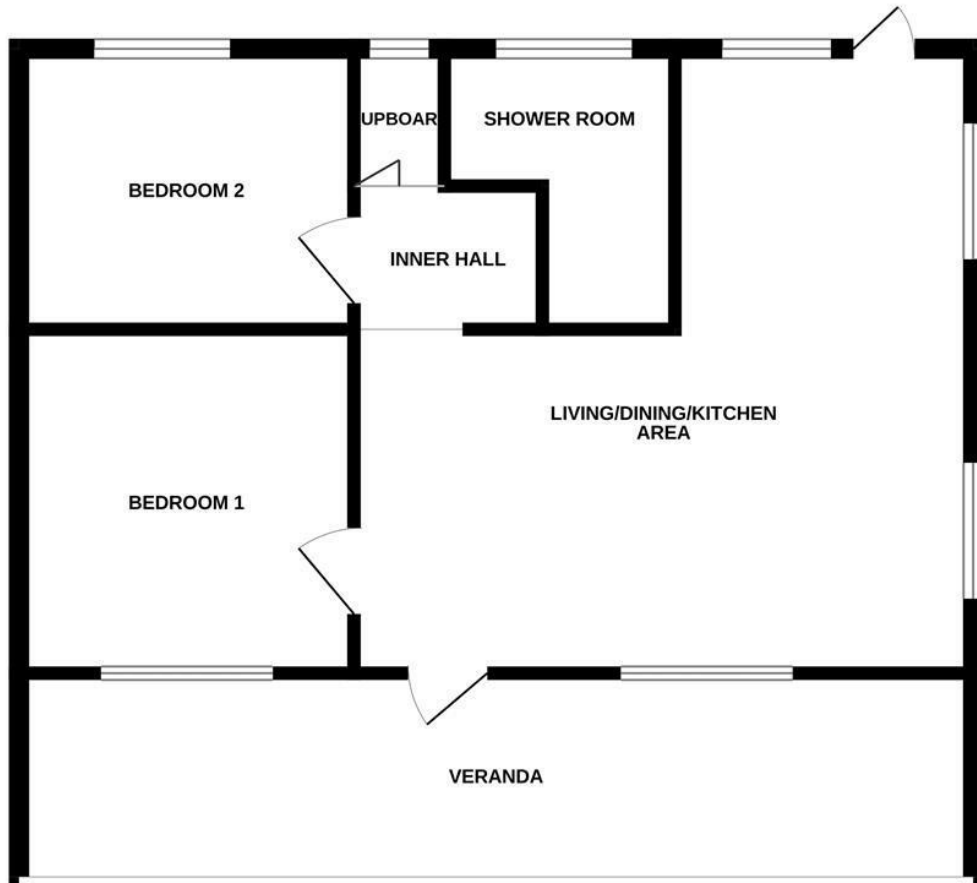
Estimated Annual Lease Fee £3955.70 + VAT

Service Charge (estimated) £1022.42 + VAT\*

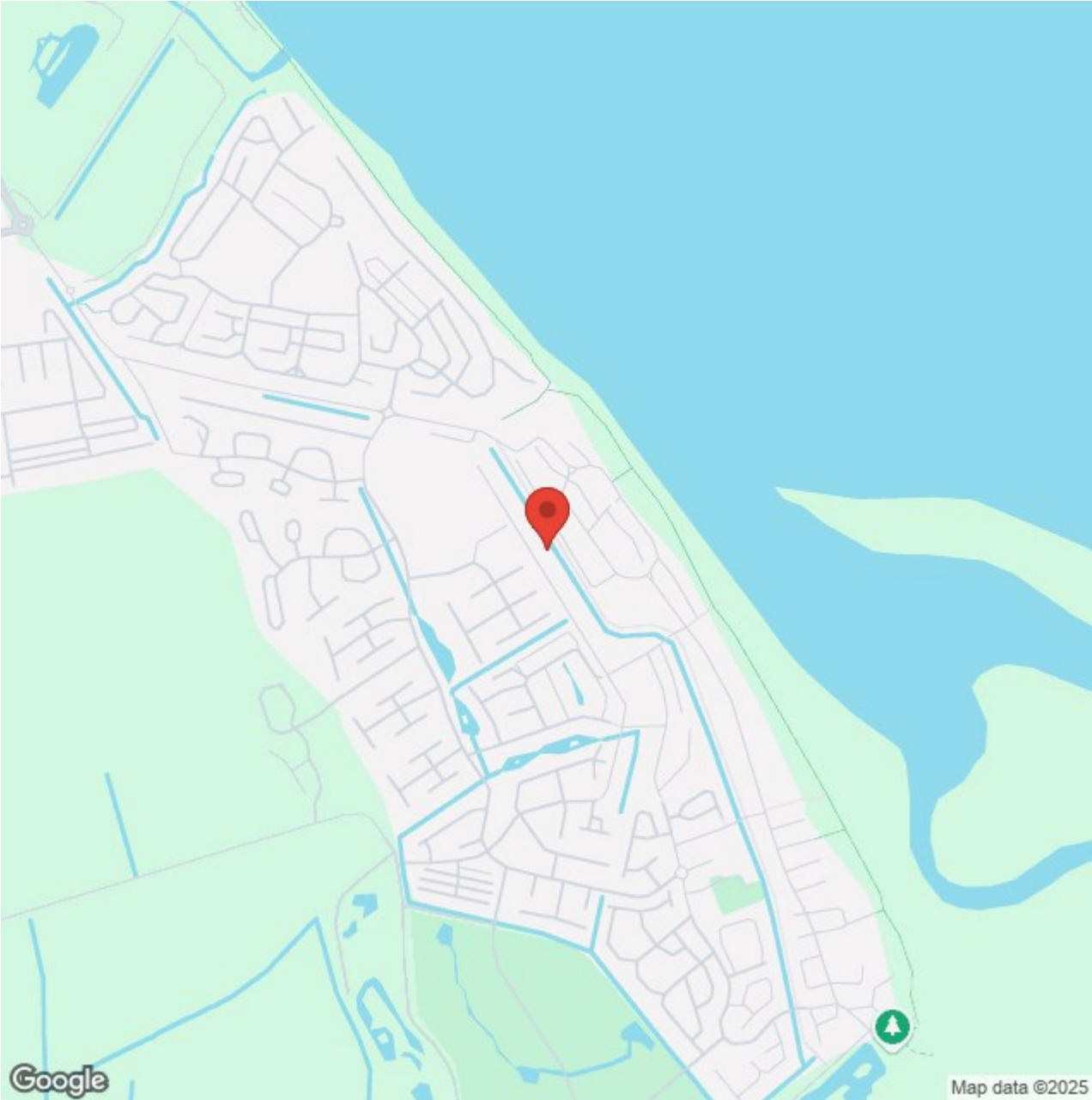
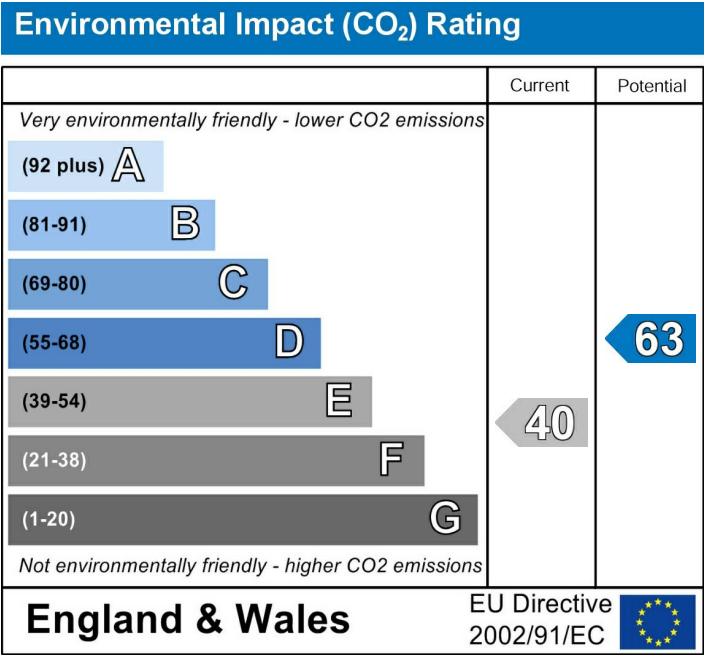
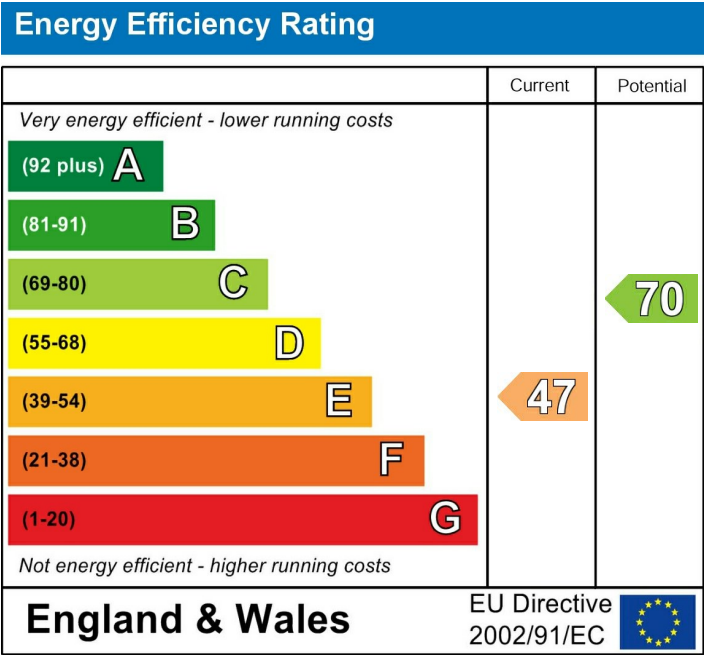
\*This figure will vary per annum. An invoice with the estimated service charge is issued at the start of the year, along with a breakdown of charges.



## 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

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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).

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***YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.***

*They normally charge a fee of £495 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