

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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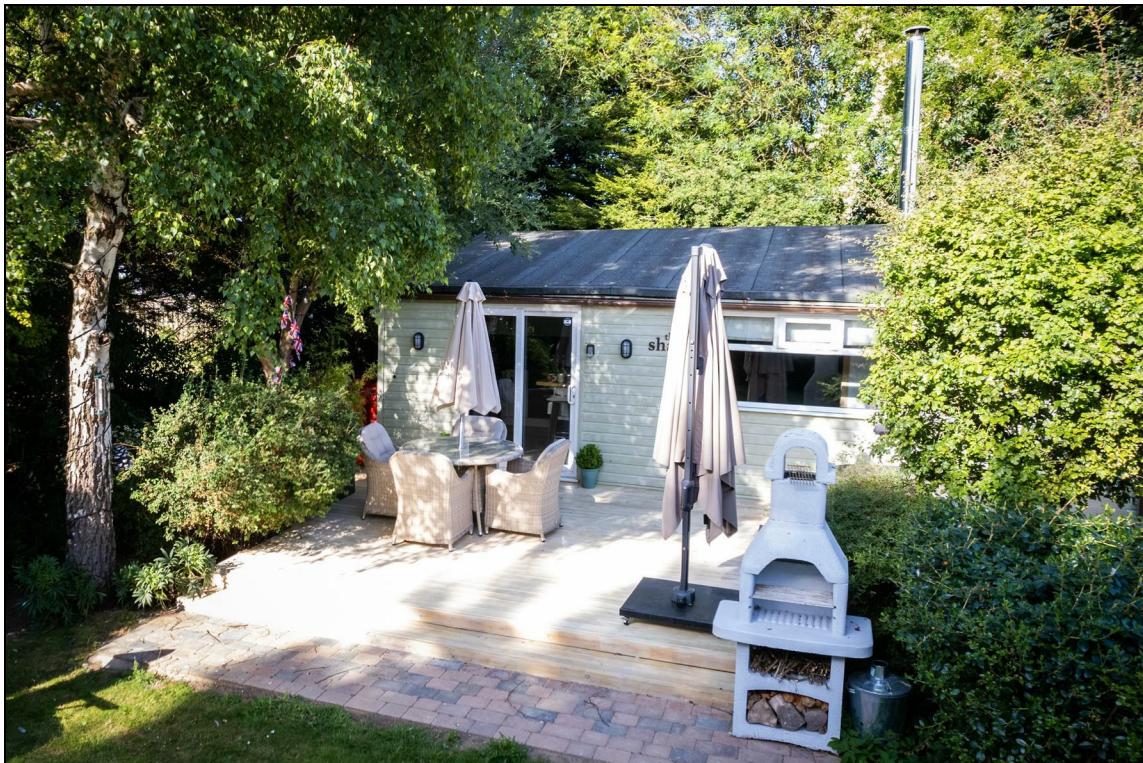
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### PROPERTY FOR SALE

THE SHACK, HUMBERSTON FITTIES, HUMBERSTON

**PURCHASE PRICE £90,000 - NO CHAIN**



**VIEWING**

By appointment with this office

**COUNCIL TAX BAND**

A

**PURCHASE PRICE**

£90,000

**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  
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PROTECTED



PROTECTED

# THE SHACK, 288 ANTHONYS BANK ROAD, HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Nestled in the picturesque Humberston Fitties, this stunning detached chalet presents an exceptional opportunity for both personal living and investment. Currently operating as a successful Airbnb, this property has been refurbished to a high standard, ensuring a modern and inviting atmosphere and is sold with all fixtures, fittings internally and bedding and towels.

Upon entering, you are greeted by a fantastic open-plan kitchen, dining, and living area that is perfect for entertaining or simply enjoying a quiet evening at home. The space is designed to be both functional and stylish, making it a delightful hub for daily life. The bungalow features one well-appointed bedroom, complete with a bath and sink, alongside a modern shower room that adds to the convenience of this charming home.

Outside, the tranquil gardens provide a serene escape, complete with a fire pit and a decking area, ideal for alfresco dining or relaxing under the stars. With parking available for two vehicles, this property is not only practical but also offers a sense of privacy and seclusion.

Whether you are looking for a peaceful holiday retreat or a lucrative business opportunity, this bungalow is a remarkable find. Its prime location in Humberston Fitties, combined with its high-quality refurbishment, makes it a must-see for anyone seeking a unique property in a desirable area. Don't miss out on this amazing opportunity to own a slice of coastal charm.

[https://www.airbnb.co.uk/rooms/49997769?check\\_in=2025-07-05&check\\_out=2025-07-10&guests=1&adults=1&s=67&unique\\_share\\_id=fa651a55-b635-4663-b370-94c3825e1489](https://www.airbnb.co.uk/rooms/49997769?check_in=2025-07-05&check_out=2025-07-10&guests=1&adults=1&s=67&unique_share_id=fa651a55-b635-4663-b370-94c3825e1489)

## AERIAL



**FRONT**



**KITCHEN/LIVING/DINING AREA**

20'7 x 14'7 decreasing to 11'8 (6.27m x 4.45m  
decreasing to 3.56m)



### **KITCHEN/DINING AREA**

With a range of white wall and base units, contrasting work surfaces and up stands, a black sink unit with a chrome mixer tap. There is a gas cooker, a black extractor fan, a Smeg fridge/freezer, a wine fridge, a washing machine and the central heating boiler is housed within a cupboard. Two u.PVC double glazed windows, u.PVC double glazed sliding patio door, laminate to the floor and a light to the ceiling.



### **LOUNGE AREA**

The lounge area with two u.PVC double glazed windows, two aged bronze cast iron central heating radiators, an Apple Pie log burner sat on black slate hearth, laminate to the floor and lights to the ceiling.



THE SHACK, 288 ANTHONYS BANK ROAD, HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

LOUNGE AREA



LOUNGE AREA



### **BEDROOM**

20'10 x 12'6 decreasing to 6'4 (6.35m x 3.81m decreasing to 1.93m)

This double bedroom with u.PVC double glazed French doors with two side windows, two u.PVC double glazed windows to the side, an aged bronze cast iron radiator, laminate to the floor and wall lights. At the opposite end of the bedroom is a panelled bath with an aged bronze mixer tap, a white sink set in a wooden vanity unit with drawers and shelves, a cast iron aged bronze radiator and towel rail. There is a built in wardrobe, a u.PVC double glazed window, laminate to the floor, spotlights and loft access to the ceiling.



### **BEDROOM**



**BEDROOM**



**BEDROOM**



## **SHOWER ROOM**

7'6 x 4'0 (2.29m x 1.22m)

The shower room comprising of a plumbed shower with an aged bronze dual shower head, a cabinetised sink with an aged bronze mixer tap and a toilet. Two u.PVC double glazed windows, part tiled walls, a graphite ladder style radiator, vinyl to the floor and a light to the ceiling.



## **GARDENS**

Once you get down the decorative stoned drive of this property you can see what there is to enjoy, and it is all amazingly tranquil. This garden is extraordinarily private, high hedging all around, mature shrubs and bushes. The raised decking leads you into the property and in front of it a beautiful lawned area which enjoys a huge amount of sun. There is a sunken fire pit with wooden planters. To one side there is a little patio area by the outside shed with light and power. There are tall trees all around this side and around the back, a lawned area along the rear between the chalet and the trees and then you come to a wider part where there is a second shed again with light and power. There are flower beds here, lawns, bushes, shrubs as you come back to the main garden area. There is outside lighting and power. The patio furniture and large umbrella are not included in the sale.



**GARDEN ADDITIONAL PHOTO**



**GARDEN ADDITIONAL PHOTO**



**GARDEN ADDITIONAL PHOTO**

**LEASE INFORMATION**

65 year lease from 2018

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.

**AUCTIONEERS NOTES**

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen

by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

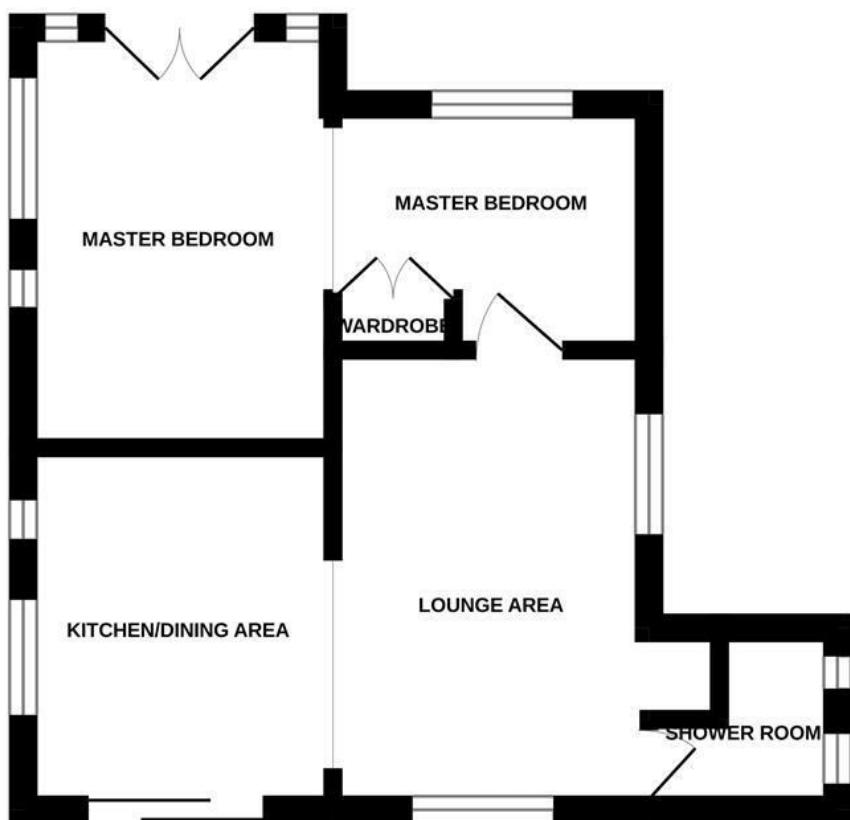
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### **Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
(39-54) E		
(21-38) F		
(1-20) G	1	17
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC

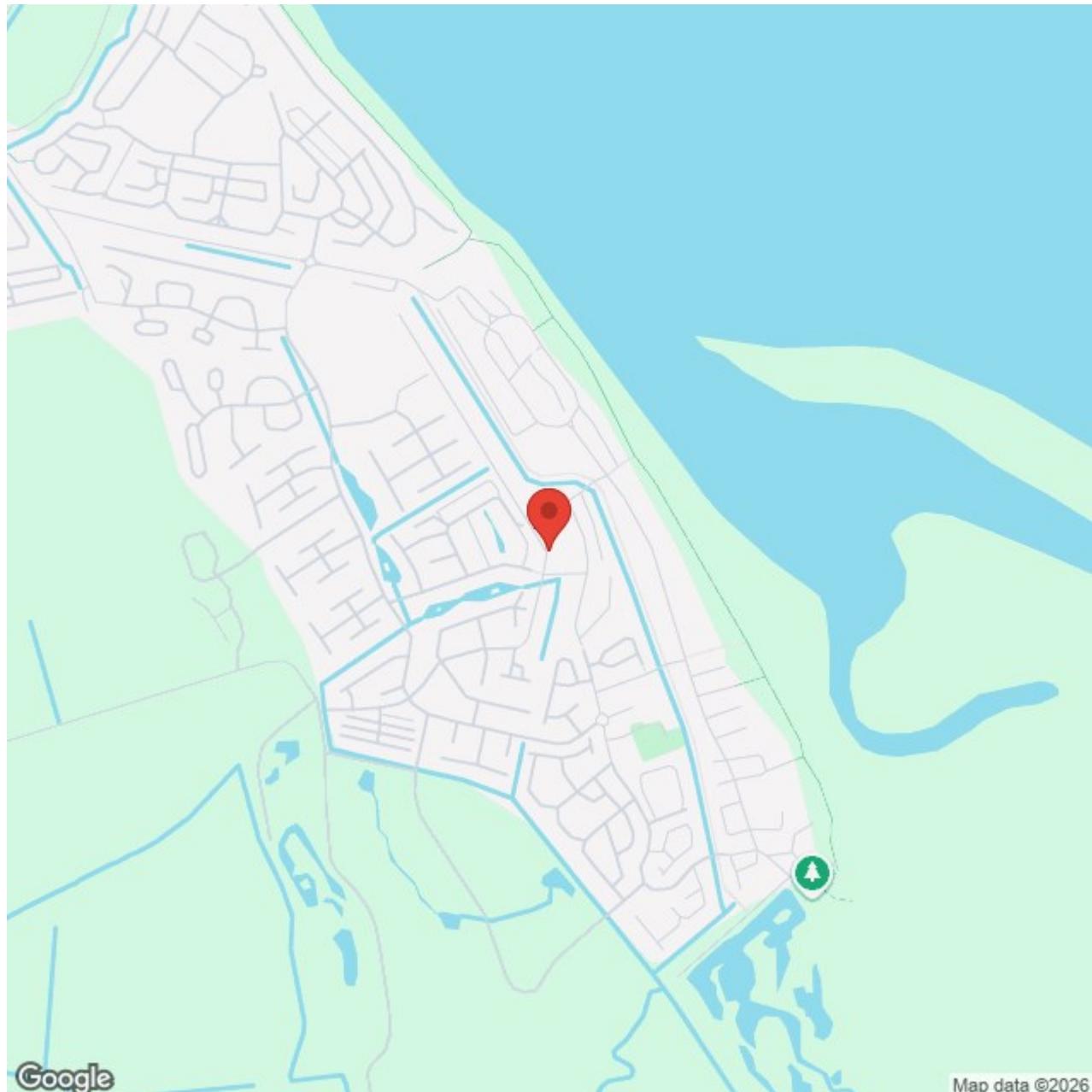


## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	52
(1-20) G		
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](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 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