

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

314A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £104,950 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£104,950

TENURE

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



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



314A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Nestled in the charming Humberston Fitties, this delightful detached chalet offers a perfect retreat just a stone's throw from the beach. With a warm and inviting atmosphere, the property features a spacious lounge/diner complete with a multi-fuel burner, ideal for cosy evenings. The well-appointed kitchen provides a functional space for culinary endeavours, while three comfortable bedrooms ensure ample accommodation for family and friends.

The shower room is conveniently located, adding to the practicality of this lovely home. Outside, the property boasts well-maintained gardens that enhance its appeal, alongside a delightful decking area perfect for enjoying the tranquil surroundings. Parking is also available, making this chalet both convenient and accessible.

This property is not only a charming holiday home but also presents a fantastic investment opportunity in a serene setting. Whether you seek a peaceful getaway or a place to create lasting memories, this chalet in Humberston Fitties is sure to impress. Don't miss the chance to make this delightful property your own.

LOUNGE

12'11 16'5 (3.94m 5.00m)

The lounge/diner with a u.PVC double glazed window and French doors, a multi fuel burner sat upon a tiled hearth and there is a light to the ceiling.



LOUNGE



LOUNGE

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KITCHEN

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

With a range of white wall and base units, contrasting work surfaces incorporating a white sink unit with a chrome mixer tap. An integrated fridge/freezer, an electric double oven and a gas hob with a stainless steel extractor fan above. A u.PVC double glazed window and door, vinyl to the floor and a light to the ceiling.



KITCHEN



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SHOWER ROOM

6'8 x 3'11 (2.03m x 1.19m)

The shower room comprising of a shower enclosure with a plumbed shower, vanity sink unit and a toilet all with chrome fittings. A u.PVC double glazed window, waterproof wall panels, a chrome ladder style radiator, vinyl to the floor and spotlights to the ceiling.



BEDROOM 1

11'0 x 9'10 (3.35m x 3.00m)

This double bedroom with a u.PVC double glazed window, varnished floor boards, a light and coving to the ceiling.



BEDROOM 1



BEDROOM 2

9'1 x 8'5 (2.77m x 2.57m)

Another double bedroom with a u.PVC double glazed window, varnished floor boards, a light and coving to the ceiling.



BEDROOM 3

9'11 x 7'4 max (3.02m x 2.24m max)

A single bedroom with a u.PVC double glazed window, varnished floor boards, a cupboard housing the hot water boiler, a light and coving to the ceiling.

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OUTSIDE

Outside is mainly laid to lawn with a decking area and a fenced boundary. There is outside sensor lights, a timber shed and a stoned area for parking.



OUTSIDE



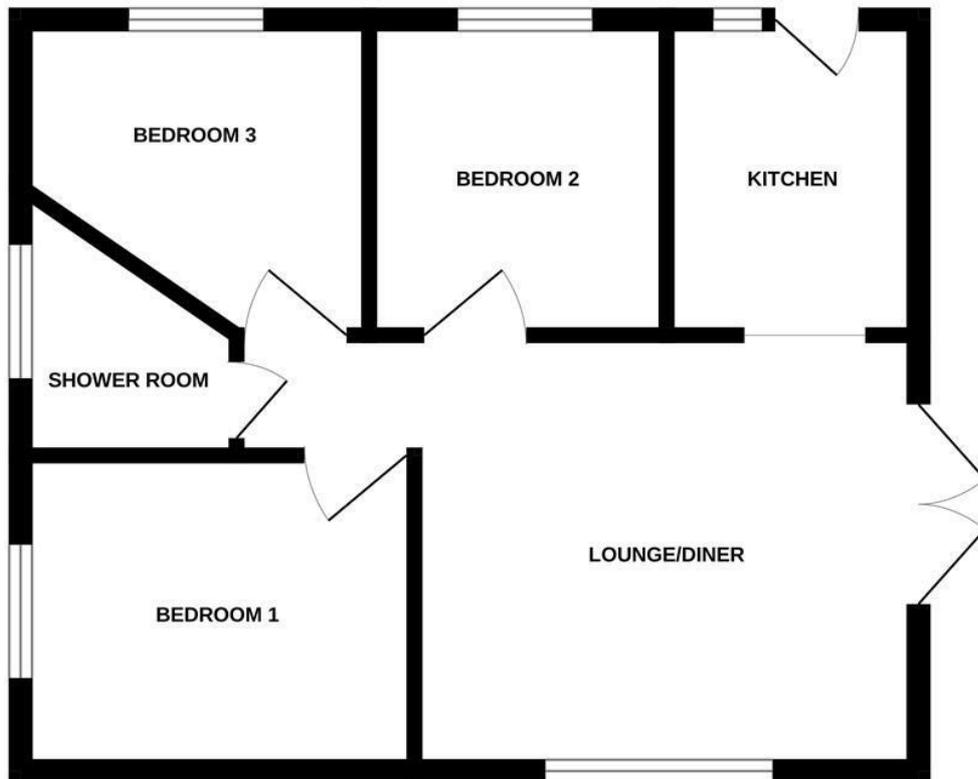
LEASE

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.

GROUND FLOOR



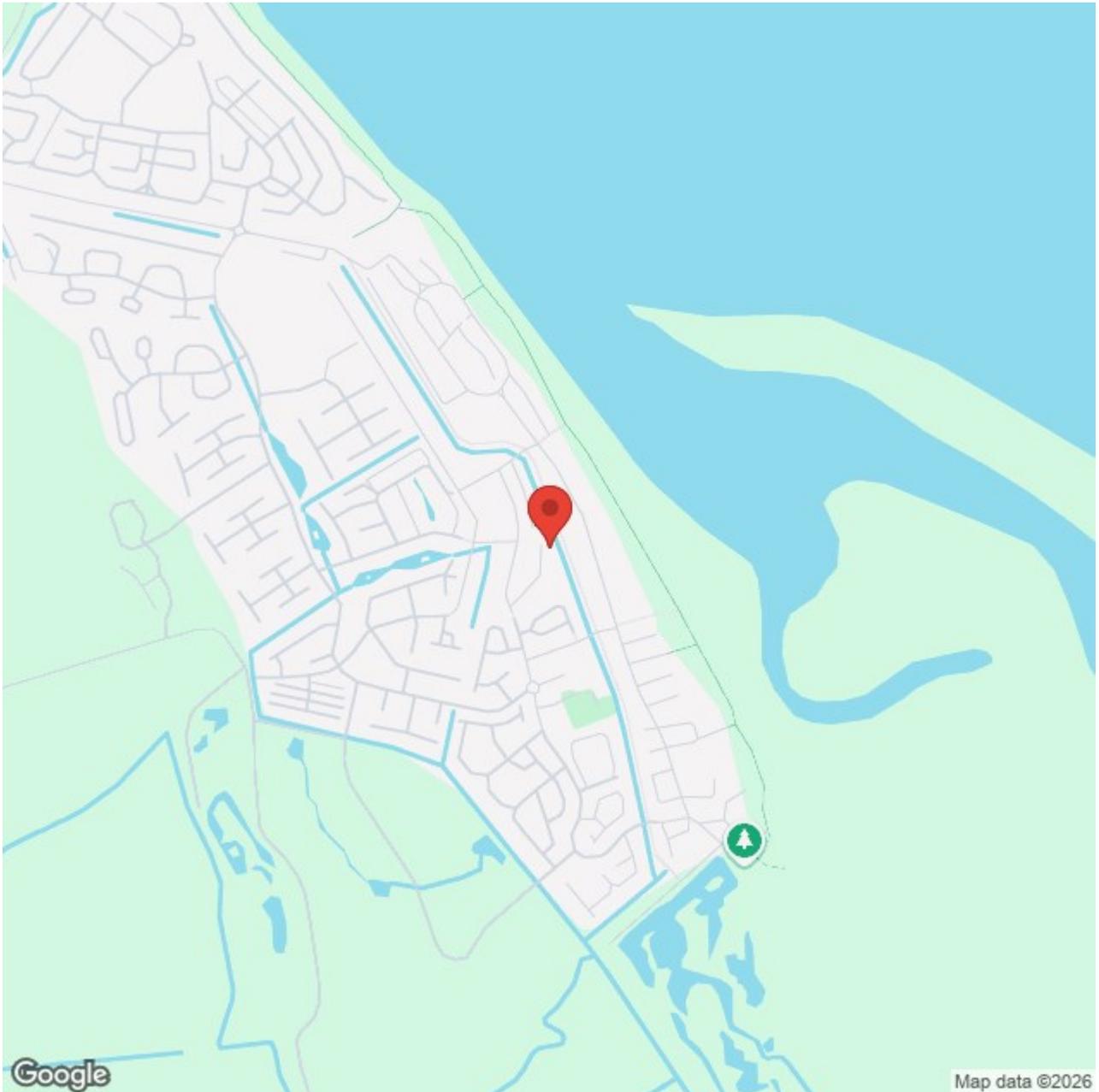
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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 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