

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

315A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

PURCHASE PRICE £120,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£120,000

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
Registered in England No. 4782567



315A HUMBERSTON FITTIES, HUMBERSTON GRIMSBY

Bettles, Miles and Holland are pleased to offer for sale with no chain this detached chalet offering spacious living accommodation. The chalet is located within walking distance of the beach and the Sea Front and all that it has to offer. The chalet comprising of a lounge, a fitted kitchen/breakfast room, a further reception room, two bedrooms and a 4-piece bathroom. The property benefits from double glazing, electric heating, a veranda and gardens.

LOUNGE

17'2 x 11'8 (5.23m x 3.56m)

Through a u.PVC double glazed door into the lounge with a u.PVC double glazed window, a wooden fire surround with a tiled back and hearth and a gas fire. There is laminate to the floor, a light and coving to the ceiling.



LOUNGE



KITCHEN/BREAKFAST ROOM

11'9 x 12'7 max (3.58m x 3.84m max)

The kitchen with a range of Beech wall and base units with contrasting work surfaces and a cream sink unit with a white mixer tap. An integrated electric hob and oven with a housed extractor above and there is plumbing for a washing machine. There are two u.PVC double glazed windows and a door, fully tiled walls, an electric wall heater, laminate to the floor and a light to the ceiling.



KITCHEN/BREAKFAST ROOM



SECOND LOUNGE

16'1 x 13'6 (4.90m x 4.11m)

The second lounge/reception room with u.PVC double glazed French style doors, four u.PVC double glazed windows, laminate to the floor, a light and coving to the ceiling.



SECOND LOUNGE



BEDROOM 1

11'5 x 10'2 (3.48m x 3.10m)

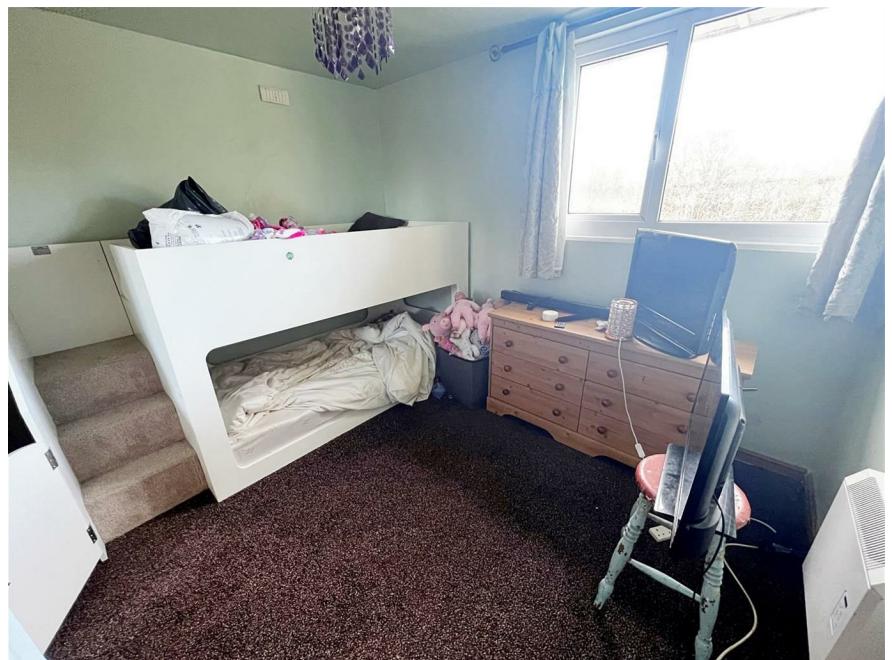
This double bedroom with a u.PVC double glazed window to the side, an electric wall heater, a light and ceiling rose to the ceiling.



BEDROOM 2

10'3 x 8'7 to wardrobes (3.12m x 2.62m to wardrobes)

Another double bedroom with a u.PVC double glazed window, an electric wall heater, a built in wardrobe with sliding doors, a light and ceiling rose to the ceiling.



BATHROOM

11'7 x 5'0 (3.53m x 1.52m)

With a white suite comprising of a paneled bath, a pedestal wash basin all with brass fittings, a WC with a central chrome flush and there is a separate shower enclosure with a plumbed shower. A u.PVC double glazed window, Mermaid boarding to the walls, an electric wall heater, vinyl to the floor and a light to the ceiling.



BATHROOM



OUTSIDE

The chalet sits in the middle of the lawned plot with a fenced boundary and there is a pathway around the chalet. There is also a decked veranda which is protected by corrugated plastic to the top and sides, so you can use this in all weathers.



OUTSIDE



LEASE

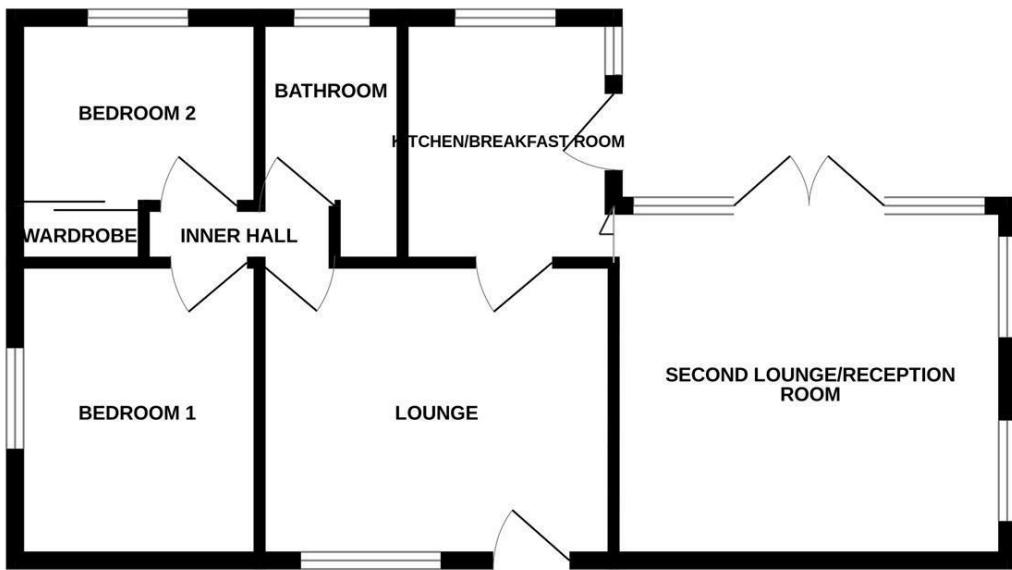
LEASE - 65 Years from 2018

Annual Lease Fee £3,181.73 + VAT

Service Charge (estimated) £1,010.87*

*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 miss-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	57	
(39-54) E		
(21-38) F		
(1-20) G	3	
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

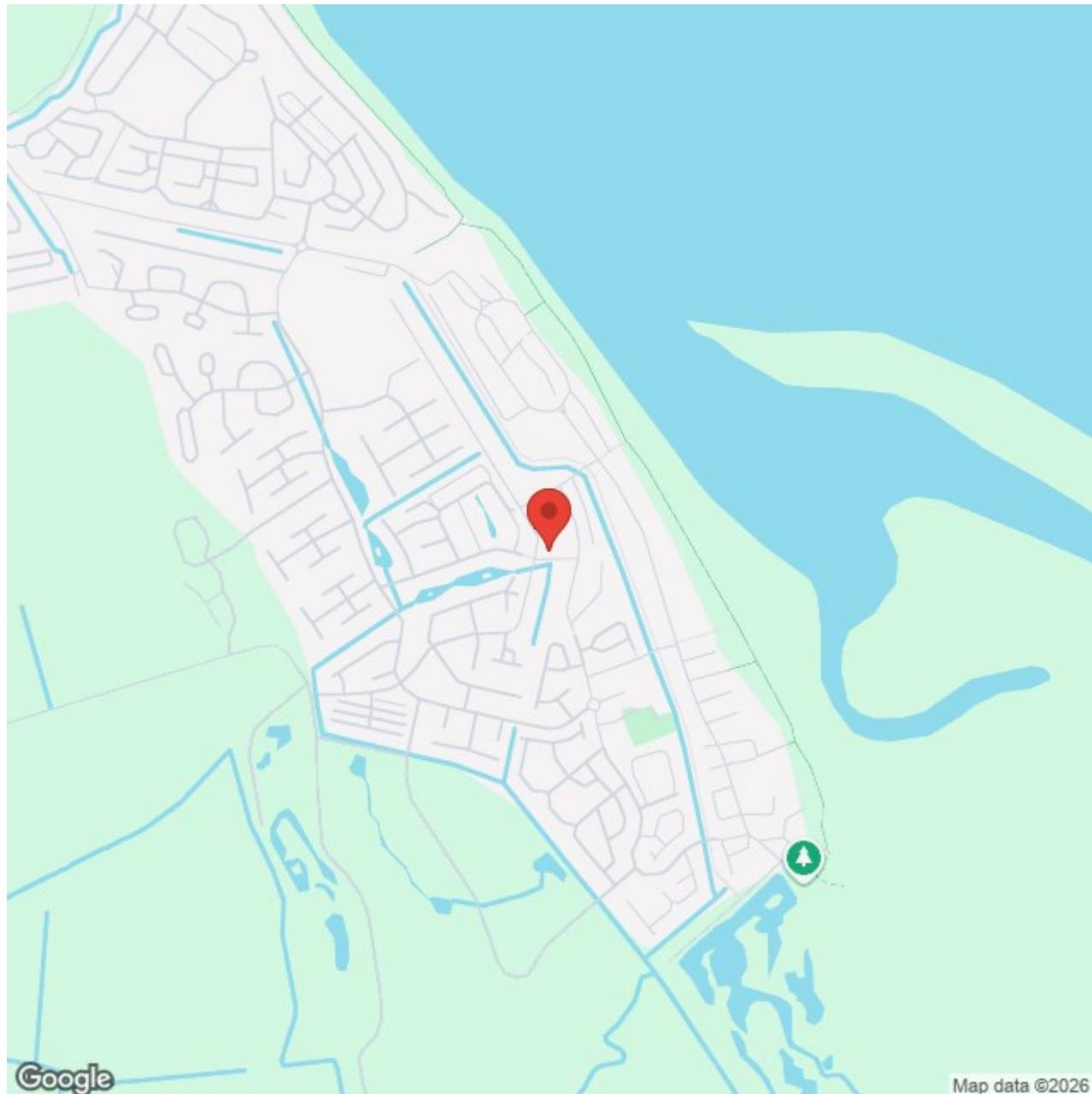


Environmental Impact (CO₂) Rating

	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 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