

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 6 HART STREET, CLEETHORPES

**PURCHASE PRICE £66,500 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£66,500

#### TENURE

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



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



## 6 HART STREET, CLEETHORPES

\*\*\*\*\* UNDER OFFER \*\*\*\*\* This comfortable terraced house has clearly been looked after for many years and now requires a little modernisation, the kitchen and bathroom in particular. The property is attractive, there is a combined lounge and dining room, then the kitchen. Upstairs there are two double bedrooms and the third is a huge bathroom now. The property has u.PVC double glazing throughout and gas fired central heating. The gardens to the front are easy to manage, the back garden, again is simply put to lawn and well fenced and private. NO ONWARD CHAIN.

### ENTRANCE HALL

There is a panelled and glazed front door to the tiled porchway entrance, then into the hallway, the central heating radiator, the stairs are ahead and the lounge is to the right.



### LOUNGE-DINING ROOM

26' x 9'6" (7.92m x 2.90m)

This is a through room with a u.PVC double glazed window to the front, a central heating radiator below. The dining area with a gas fire and a hearth, a u.PVC double glazed window and a central heating radiator. The understairs cupboard around the corner.





**ADDITIONAL LOUNGE-DINING ROOM**



**KITCHEN**

12'2" x 8'1" (3.71m x 2.46m)

The kitchen is to the back of the property with a u.PVC double glazed window to the back garden, one to the side and a u.PVC double glazed door to the garden path. A range of fitted units here to the base and wall, tiled reveals over the post form work tops, an inset sink unit and mixer, an integrated four ring gas hob, the oven below and the air exchanger above. Plumbing for a washing machine and space for a fridge-freezer. There is a Worcester Combi boiler in the corner, wall mounted.



**LANDING**

Up the stairs to the landing with a spelled balustrade.



## 6 HART STREET, CLEETHORPES

### **BATHROOM**

12'2" x 8'1" (3.71m x 2.46m)

This is a really large bathroom, it comprises off a corner bath, a close coupled W.C., a bidet, a pedestal wash hand basin. There is an electric shower over the bath, the walls are tiled to part, the central heating radiator and a u.PVC double glazed obscure window.



### **BEDROOM NO.1**

12'11" x 12' (3.94m x 3.66m)

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



### **BEDROOM 2**

13'7" x 7'5" (4.14m x 2.26m)

With a central heating radiator and u.PVC double glazed window.



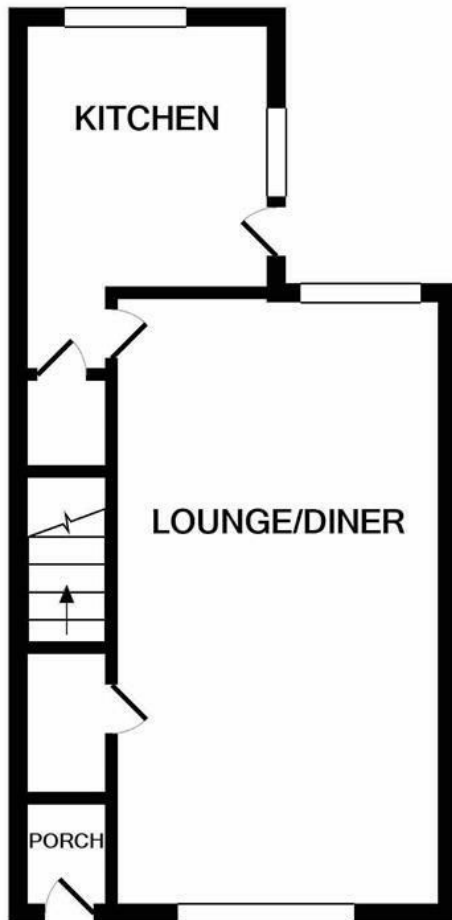
## 6 HART STREET, CLEETHORPES

### GARDENS

The front garden is walled and gated, the back garden is a neat lawn, garden path and it is well fenced and walled.







GROUND FLOOR




1ST FLOOR


Whilst every attempt has been made to ensure the accuracy of the floor plan 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

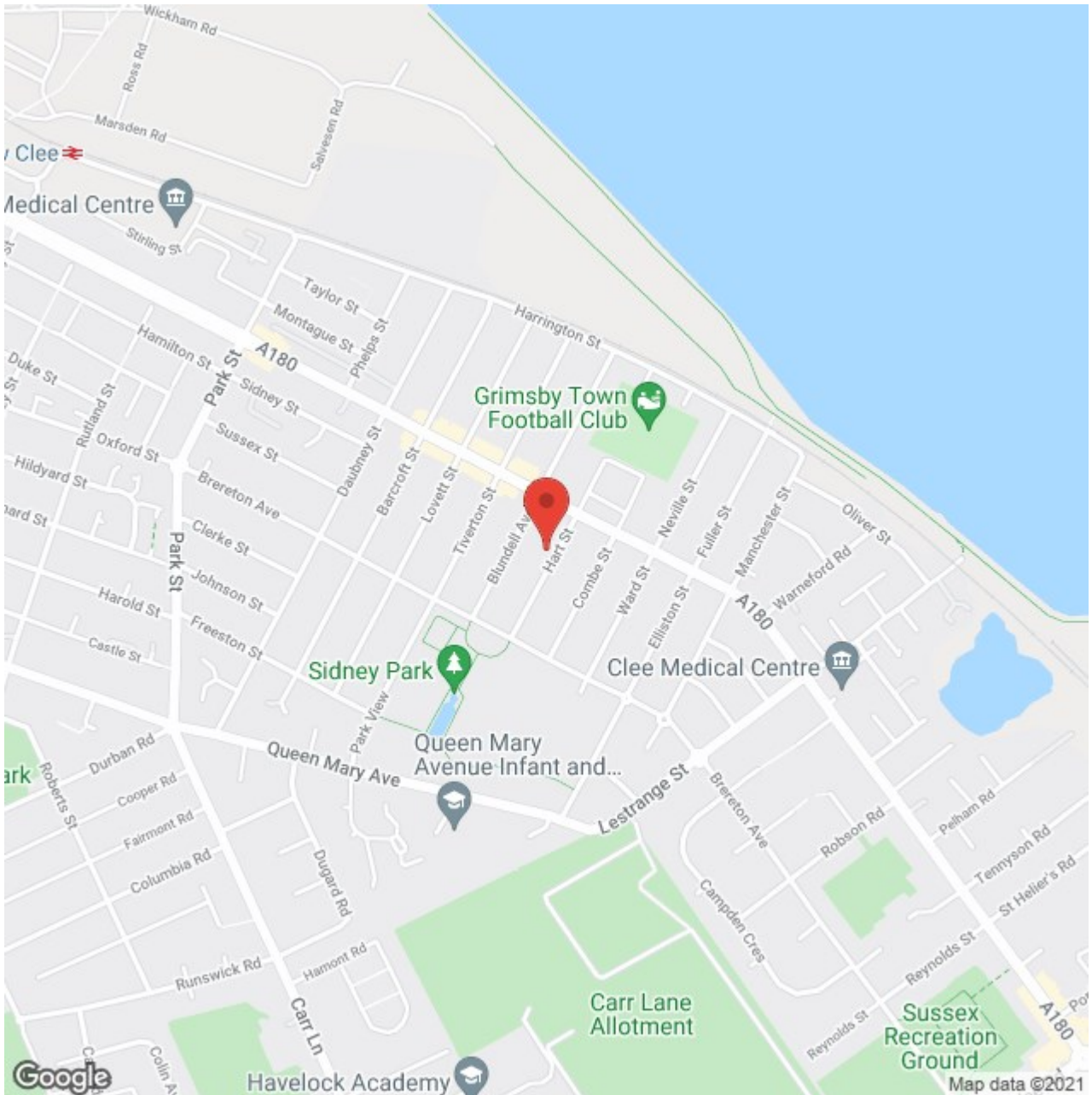
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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>53</b>	<b>80</b>
<b>England &amp; Wales</b>	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) <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 CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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 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