



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



11th Avenue  
Humberston Fitties  
Humberston  
DN36 4HE

Offers in the Region Of  
£105,000

Offered for sale with no forward chain on the vendors side, Crofts estate agents are pleased to offer to the market this well proportioned three bedroom detached holiday home found upon the popular Humberston Fitties holiday development close to the yacht club end. The property in question is set upon this good sized plot and briefly comprises entrance / dining area, open plan and good sized lounge/kitchen, hallway, shower room and three bedrooms. Good sized plot with off road parking. Electric heating and part double glazed. No forward chain on the vendors side.

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**Entrance/Dining Area**

11' 5" x 5' 1" (3.477m x 1.556m)

Offering uPVC double glazed windows to the front and side elevations along with an entry door. Electric radiator. Laminate flooring. Opening to the lounge / kitchen.

**Lounge / Kitchen**

11' 3" x 16' 6" (3.435m x 5.022m)

Offering double glazed windows across the rear allowing for ample natural light to brighten the room. Electric fire and surround. The kitchen area offers a range of base units with roll edged work surfacing with inset stainless steel sink and drainer. Gas cooker point.

**Bedroom One**

8' 3" x 13' 11" (2.506m x 4.237m)

Offering double glazed window to the side elevation. Electric radiator.

**Bedroom Two**

8' 2" x 7' 8" (2.50m x 2.349m)

Double glazed window. Electric radiator.

**Hallway**

uPVC double glazed window and entry door to the side elevation. Access to bedroom three and the shower room.

**Bedroom Three**

8' 2" x 5' 5" (2.5m x 1.657m)

Double glazed window.

**Shower Room**

5' 4" x 5' 4" (1.63m x 1.63m)

Double glazed window to the side elevation and fitted with a vanity wash hand basin, close coupled w.c and corner shower cubicle. Wall mounted gas water heater.

**Outside**

The property is set upon this good sized plot with majority lawned gardens and has a raised decked patio area. To the rear of the property there is a concrete ramp leading to the rear hallway providing access for a wheelchair or similar. Off road parking.

**Tenure**

Believed to be Leasehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

All mains services with the exception of mains gas are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewing**

By appointment only, telephone 01472 200666

**Council Tax Information**

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

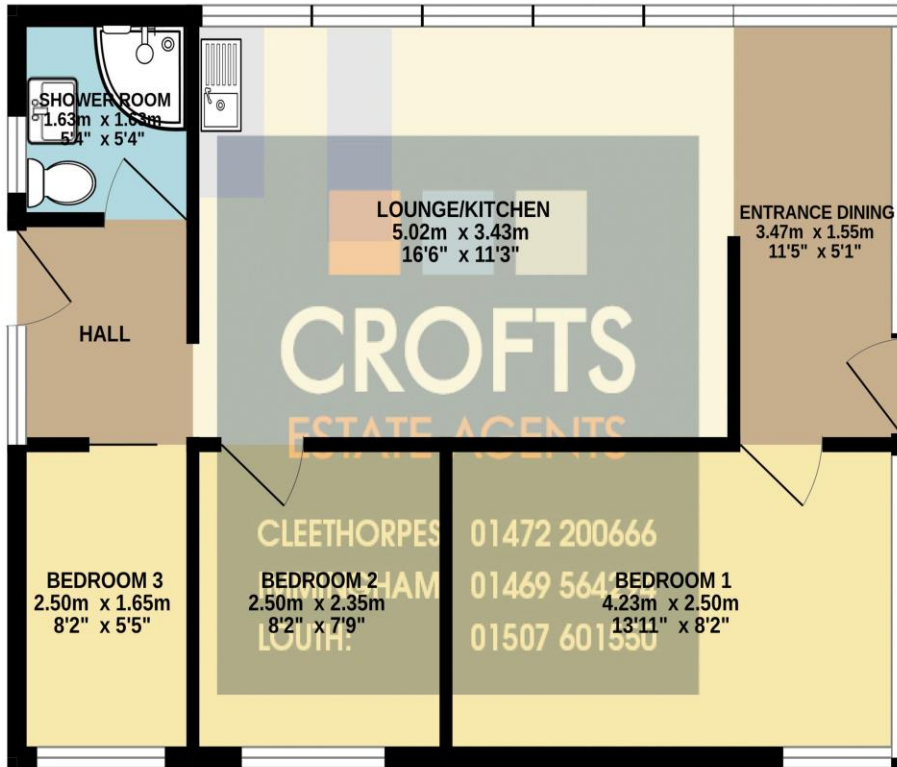
**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



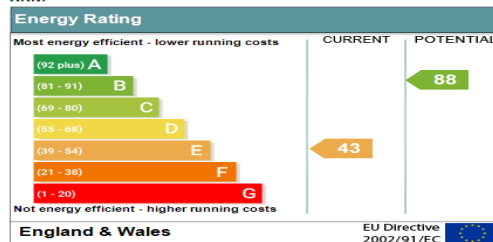
GROUND FLOOR  
48.6 sq.m. (524 sq.ft.) approx.



TOTAL FLOOR AREA: 48.6 sq.m. (524 sq.ft.) approx.

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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Address: 219 Humberston Fittles, Humberston, GRIMSBY, DN36 4HE  
RRN:



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