



5 St. Johns Court Howden DN14 7BE

£67,000
LEASEHOLD

** NO ONWARD CHAIN *** LEASEHOLD **

A rare opportunity has arisen to acquire this one bedroom semi-detached bungalow on the St Johns Court complex, purpose built for the over 55's. The bungalow is within easy walking distance of the town centre and all local amenities. The current owners of the property have completed extensive internal refurbishment since 2022 including the installation of a new kitchen, bathroom, walk in wardrobes, rear patio door, IT / electrician fitted lighting in the bedroom and bathroom that can be controlled via an Amazon Alexa, a Ring doorbell and bespoke blinds. Internally it briefly comprises of a modern kitchen, contemporary bathroom, a double bedroom alongside a sizeable sitting / dining room with a rear access door. An internal viewing is recommended to fully appreciate what this property has to offer.

EPC: C



- Over 55's housing complex
- Semi-detached bungalow
- One bedroom
- Modern kitchen
- Contemporary bathroom

Entrance

One central heating radiator, a useful storage cupboard and bespoke timber effect laminate flooring fitted by Rogers of York in 2022 that is throughout the property.

Bathroom

A professionally fitted, modern bathroom with timber effect laminate flooring, a W.C with a concealed cistern, one chrome heated towel rail, hand wash basin with cupboard underneath and a large walk in shower with mains shower connection, a seat and non-slip tray. The shower also has a bespoke temperature control system. There is also a useful airing cupboard housing a hot water cistern.

Bedroom One

To the rear elevation with timber effect laminate flooring, one central heating radiator and bespoke wardrobes with racks and rails that were installed by a joiner.

Sitting Room / Dining Area

A spacious sitting room and dining area that has benefit of timber effect laminate flooring, one central heating radiator and a recently fitted double glazed rear patio door, with a thumb lock for ease of use that exits onto an outside decked seating and grassed area that the new owner would have enjoyment of.

Kitchen

A modern kitchen that has been recently professionally fitted and has been designed for ease of use for those with mobility challenges, with base units finished in cream gloss with wood effect laminate work tops and upstand. There are a variety of newly fitted integrated appliances that include an oven / microwave, induction hob, fridge and slimline dishwasher. There is also a single drainer stainless steel sink, one central heating radiator and a Worcester gas boiler located in a wall unit.

General Information

St Johns Court is a purpose built complex constructed by Northern Counties Housing Association and designed to suit the needs of the over 55's. Each of the 26 units situated around this courtyard offers accommodation which has the benefit of many modern facilities including gas central heating and double glazing together with the logical requirements of the elderly including raised height power points and a warden call system. The court also has its own laundry and communal garden area and parking for the residents use. (Subject to availability).

Whilst we are instructed by the vendors of 5 St John's Street in its disposal on the open market it is a requirement of the Housing Association that any party interested in purchasing the property complete a simple questionnaire form designed to satisfy the conditions of the Association relating to the residents occupancy of the dwellings.

As the complex is part of a Housing Association Scheme residents purchase only 70% of the market value of the dwellings with the Association retaining the remaining 30%.

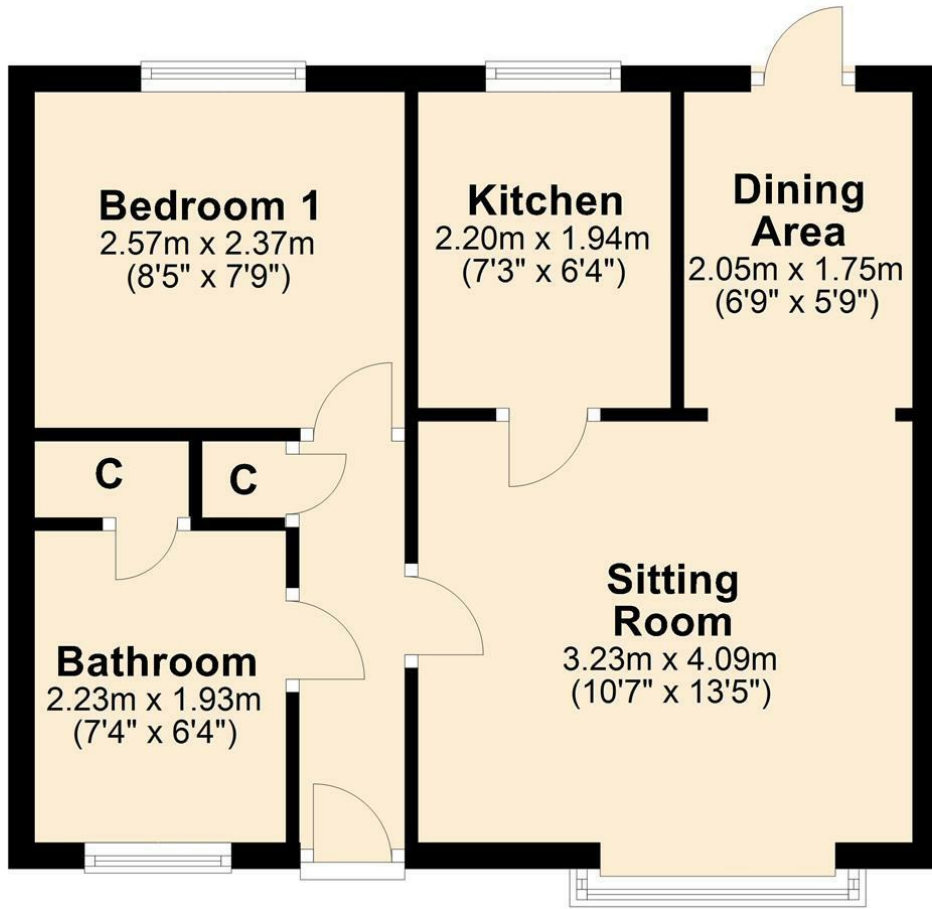
The property has 64 years remaining on a 99 year lease.



- Close to amenities
- Laundry facilities
- No chain
- 70% equity
- Leasehold



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Howden Office Sales
25 Bridgegate
Howden
East Yorkshire
DN14 7AA

01430 431201
howden@screetons.co.uk
www.screetons.co.uk

