



9 St. Johns Court  
Howden, DN14 7BE

**Asking Price Of £50,000  
For a 70% Share**

# Property Features

- Ground Floor Flat in popular Complex
- Lounge & Kitchen
- 2 Bedrooms & Bathroom
- Gas CH, UPVC DG & Communal Gardens with Parking
- In need of full refurbishment



## Full Description

### SITUATION

From Goole take the A614 towards Howden. Pass over Boothferry Bridge and at the mini roundabout turn left towards Selby. Proceed for approximately half a mile and at the Knedlington crossroads turn right into Knedlington Road. Proceed through the "S" Bend and at the crossroads turn left into Pinfold Street. Take the third left turn into St John's Street and St Johns Court will be found on the right handside. The property will be found in a tucked away position in the top right hand corner of the Courtyard being clearly marked by one of our distinctive For Sale Boards.



### THE PROPERTY

This consists of a ground floor Flat being situated in the St Johns Court Complex which was purpose built for the Over 55's and is within easy walking distance of the centre of the popular Market Town of Howden which has an excellent selection of amenities.



The Complex was constructed by Northern Counties Housing Association and designed to meet the needs of the Over 55's with the Flats being situated around a Courtyard and communal gardens.

The property is in need of full refurbishment and presently comprises:

### ACCOMMODATION

#### ENTRANCE PORCH

Store cupboard and leading to:

#### ENTRANCE HALL

Composite front door and built in cupboard.



**LOUNGE** 13' 6" x 10' 9" (4.11m x 3.28m)

Adam Style fire surround and radiator.

**KITCHEN** 7' 0" x 6' 6" (2.13m x 1.98m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Radiator, part ceramic tiled walls and gas central heating boiler.

**BEDROOM** 10' 6" x 8' 3" (3.2m x 2.51m)

Radiator and built in cupboard.

**BEDROOM/STUDY** 9' 6" x 6' 6" (2.9m x 1.98m)

Radiator.

### **BATHROOM**

Coloured suite comprising panelled in bath, pedestal washbasin and low flush WC. Radiator and ceramic tiled walls.

### **TO THE OUTSIDE**

Communal Parking area with access from St Johns Street.

Surrounding Communal Gardens.

### **SERVICES**

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

### **COUNCIL TAX**

It is understood that the property is in Council Tax Band B, which is payable to the East Riding of Yorkshire Council.

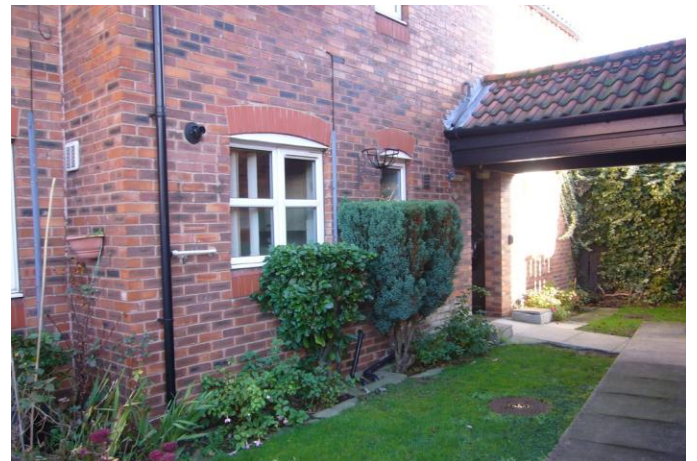
### **TENURE**

The Tenure of the property is Leasehold being held on a 99 year Lease which commenced on the 1st July 1989.

### **CONDITION OF SALE**

As the Complex is part of a Housing Association Scheme the Resident purchases only 70% of the Market Value, with the Association retaining the remaining 30%.

Whilst we are instructed by the Vendors of 9 St Johns Court it is a requirement of the Northern Counties Housing Association that a Purchaser has to complete a questionnaire in order to satisfy the Conditions of the Association relating to the Occupancy of the Flat.



## VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.