

Flat 1, Bishop Court

1 Churchside, Howden, DN14 7BS

**Offers In Region Of £230,000
Leasehold**

Property Features

- SPACIOUS 3 BEDROOM GROUND FLOOR APARTMENT
- SITTING ROOM, KITCHEN, DINING ROOM & 2 BATHROOMS
- ATTRACTIVE HARDWOOD DOUBLE GLAZED WINDOWS. ELECTRIC UNDERFLOOR HEATING
- CONVENIENT TOWN CENTRE LOCATION WITH MINSTER VIEWS
- LEASEHOLD



Full Description

SITUATION

Flat 1, Bishop Court, 1 Churchside, Howden, DN14 7BS is located on Churchside which is only a very short walk from Market Place and enjoys panoramic views of Howden Minster.

Howden is located approximately 25 miles west of Hull. York and Doncaster are within an approximate 20 mile radius and the popular market town is within 1.5 miles of access to the M62 and Junction 37.



DESCRIPTION

This very spacious Ground Floor Apartment was originally purchased off plan and sits on the footprint of 2 flats hence its size and having the benefit of both front and rear entrances.

The accommodation briefly comprises Entrance Hall, Spacious Sitting Room/Kitchen, Dining Room or Study, 3 Double Bedrooms, 2nd Hall and 2 Bathrooms. Attractive hardwood double glazed windows and electric underfloor heating.



ACCOMMODATION

ENTRANCE HALL 12' 7" x 3' 5" (3.84m x 1.04m)

Having wood flooring and storage cupboard.

OPEN PLAN SITTING ROOM -KITCHEN COMPRISING:

SITTING ROOM 15' 1" x 14' 1" (4.6m x 4.29m) plus 6' 3" x 5' 5" (1.91m x 1.65m)

Having 2 hardwood double glazed sash windows enjoying panoramic views over Howden Minster and carpeting.



KITCHEN AREA 8' 1" x 7' 10" (2.46m x 2.39m)

Having hardwood double glazed sash window, ceiling spot lights, underfloor heating and laminate floor covering.

Extensive range of fitted units comprising stainless steel sink unit set in laminated working surface with cupboards and drawers under and built-in Lamona 4 ring gas hob, Lamona electric oven and grill and built-in fridge, freezer and dishwasher. Partial wall tiling.

DINING ROOM 10' 4" x 8' 2" (3.15m x 2.49m)

Having hardwood double glazed sash window and carpeting.

FRONT BEDROOM 9' 11" x 9' 2" (3.02m x 2.79m)

Having hardwood double glazed sash window and carpeting.

FRONT BATHROOM 9' 1" x 4' 10" (2.77m x 1.47m)

Having hardwood double glazed sash window, fully tiled walls and floor. Spacious walk-in shower, pedestal wash basin and W.C. and towel radiator.

MASTER BEDROOM 17' 0" x 10' 11" (5.18m x 3.33m)

Having 2 hardwood double glazed sash windows, range of built-in wardrobe and free standing drawers and carpeting.

2ND HALL 9' 6" x 3' 8" (2.9m x 1.12m)

Having laminate floor covering and giving access to the shared rear entrance and the shared rear yard.

3RD BEDROOM 9' 11" x 8' 5" (3.02m x 2.57m)

Having hardwood double glazed sash window and carpeting.

2ND BATHROOM 6' 9" x 6' 1" (2.06m x 1.85m)

Having suite of panelled shower bath, pedestal wash basin and W.C. Towel radiator, fully tiled walls and floor. Storage cupboard.

OUTSIDE

There is a communal courtyard located to the rear of the property.

There is residents parking around the town.

SERVICES

Mains services of Water, Electricity, Gas and Drainage are installed.

The property benefits from underfloor electric heating.

The property has attractive hardwood double glazed sash windows.

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



LEASE TERMS

The property was erected in 2011 with an initial lease of 125 years and therefore there are approximately 113 years remaining.

The Ground Rent for 1st April 2023 to 30th September 2023 was £150 and the Service Charge for the same period was £400.

This Apartment is Ground Floor and part of Bishop Court which comprises other similar Apartments over 3 floors.

VIEWINGS

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01430 432211 to arrange your Free Marketing Advice and Appraisal.

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

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.

OUTGOINGS

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

ENERGY PERFORMANCE GRAPH

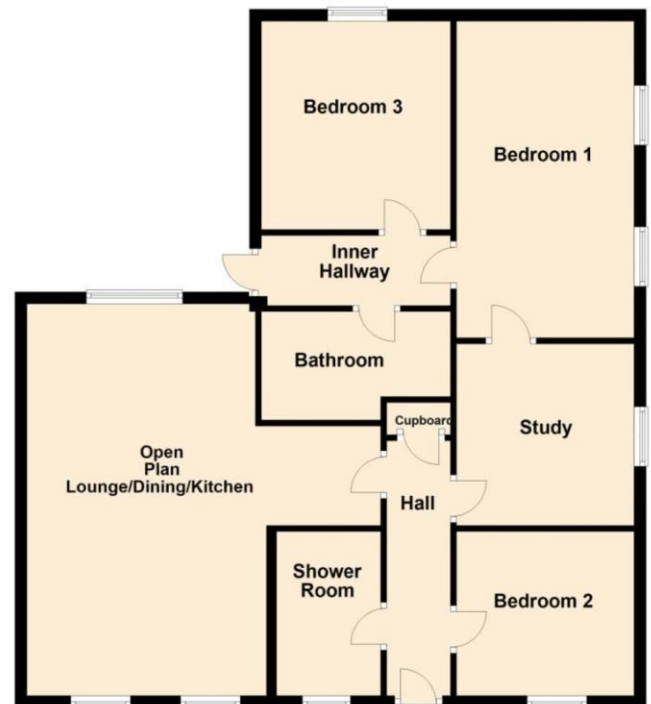
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.

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.



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

17 Market Place,
Howden,
DN14 7BL

www.townenddegg.co.uk
howden@townenddegg.co.uk
01430 432211

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