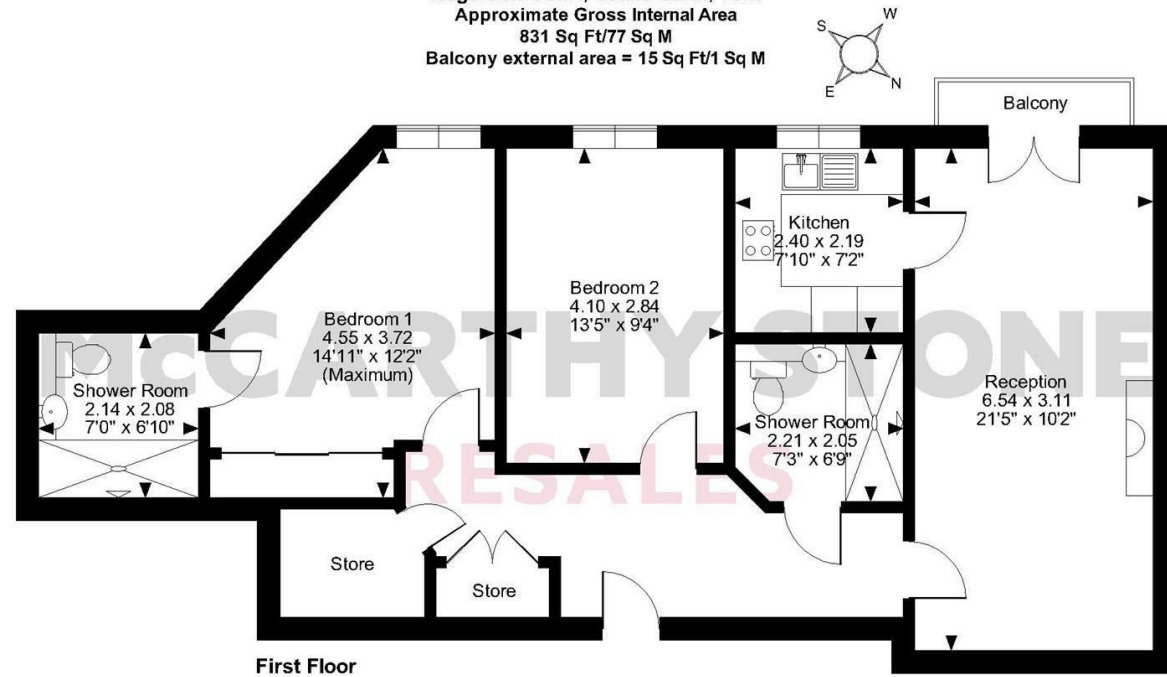


Rogerson Court, Scaife Garth, York  
 Approximate Gross Internal Area  
 831 Sq Ft/77 Sq M  
 Balcony external area = 15 Sq Ft/1 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8527797/MSS

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(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	

## 22 Rogerson Court

Scaife Garth, York, YO42 2SJ



**Asking price £265,000 Leasehold**

A WELL PRESENTED TWO BEDROOM first floor apartment with an ENSUITE to master bedroom and a WALK OUT BALCONY situated within a MCCARTHY STONE Retirement Living development CENTRALLY LOCATED to Pocklington's shop and amenities.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**Call us on 0345 556 4104 to find out more.**



# Scaife Garth, Pocklington, York, Yorkshire, YO42 2SJ

## Rogerson Court

Rogerson Court is purpose built by McCarthy & Stone for independent retirement living, the development consists of 34 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

## Local Area

A busy market town, Pocklington sits at the foot of the stunning Yorkshire Wolds, offering plenty of beautiful green space and stunning surroundings for hikes, picnics, cycling and nature watching. It was once the second largest settlement in Yorkshire after York and has the honour of featuring in the Doomsday book. Today, it offers a rich history, a diverse cultural calendar and plenty of amenities and services right on your doorstep.

The town's skyline is framed by the towers of the 15th century Church of All Saints, a must-visit for history buffs that boasts peaceful gardens and stunning architecture. Close to the town centre, Burnby Hall Gardens and Museum provides plentiful green space and is home to the National Collection of Hardy Water Lillies. Millington Wood is also a fantastic outdoor space to explore and Pocklington Canal offers scenic footpaths and walks. The canal has been named one of the top 10 places to see natural aquatic life in Britain. Lovers of culture should visit the Pocklington Arts Centre to experience its mixed programme of film, music, drama, dance, lectures, workshops and exhibitions.

Pocklington also offers a varied calendar of events including an annual beer celebration known as Pocktoberfest and the Flying Man Festival, which remembers Thomas Pelling, the 'Flying Man of Pocklington' who made an unsuccessful attempt in the 18th century to fly from the top of a local church using a pair of homemade wings.

With a town centre location this McCarthy and Stone

development has a number of amenities right on its doorstep including both Sainsbury's and Aldi supermarkets, as well as a variety of cafes, pubs, restaurants and shops.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing the Ventaxia air circulation unit and has plumbing for washer dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.

## Lounge

A spacious lounge with ample room for dining has the benefit of French doors leading onto a balcony. There is a remotely operated electric fire with hearth and mantle which acts as an attractive focal point. TV and telephone points and two ceiling lights, fitted carpets, raised electric power sockets and wall mounted electric heater. Partially glazed door leads onto a separate kitchen.

## Kitchen

Fully fitted kitchen with a range of modern low and eye level units, drawers and work surfaces. Stainless steel sink with mono lever tap, drainer and window above. Built-in Bosch oven, ceramic hob with extractor hood and Bosch integrated dishwasher, Fridge/Freezer. Under pelmet lighting.

## Bedroom One

Generous bedroom with window. Door leads onto a walk in wardrobe housing hanging rails and shelving. Ceiling lights, TV and telephone point, fitted carpets, raised electric power sockets and wall mounted electric heater.

## Ensuite

Fully tiled and fitted with suite comprising walk-in double shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above, wall mounted heater.

## Bedroom Two

Ceiling lights, TV and telephone point, fitted carpets, raised electric power sockets and wall mounted electric heater.

## 2 bed | £265,000

## Bathroom

Fully tiled and fitted with suite comprising walk-in double shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above, wall mounted heater and emergency pull cord for assistance.

## Lease information

999 years from 2018

Ground rent £495 per annum

Ground rent review Jan 2033

Managed by McCarthy and Stone Management Services

## Service Charge

- Cleaning of communal windows and external apartment windows
  - Water rates for communal areas and apartments
  - Electricity, heating, lighting and power to communal areas
  - Tunstall 24-hour emergency call system
  - Upkeep and maintenance of gardens and grounds
  - Intruder-alarm system
  - Camera door-entry system
  - Repairs and maintenance to the interior and exterior communal areas
  - Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance
  - House manager and staff costs
- The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £4,038.50 per annum (for financial year end 30th Jun 2025)

## Additional Information and Services

- Ultrafast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Car Parking

No car parking space is included in the sale of the property

