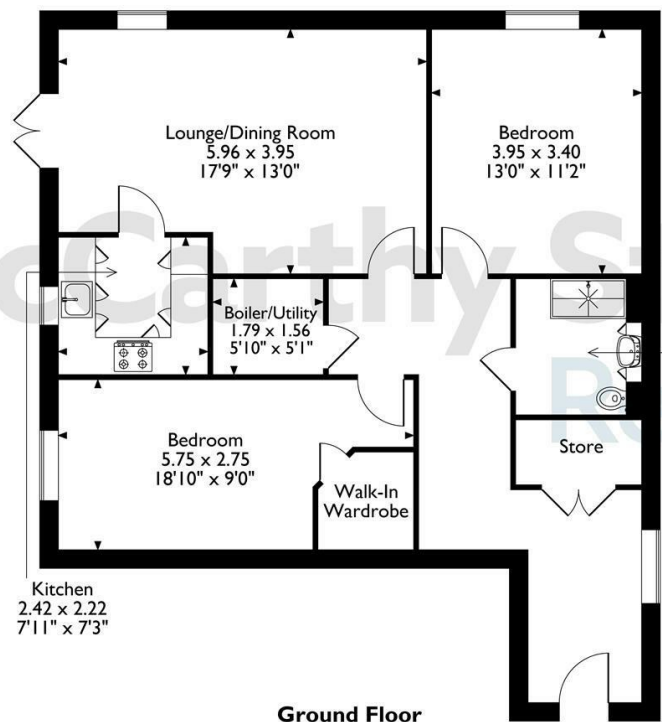


Rogerson Court, Apartment 10, Scaife Garth, York
Approximate Gross Internal Area
84 Sq M/904 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	

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.



10 Rogerson Court

Scaife Garth, York, YO42 2SJ



Asking price £285,000 Leasehold

A well-presented two-bedroom ground-floor apartment with a private patio, set in a McCarthy Stone Retirement Living development close to Pocklington's shops and amenities. Offered with no onward chain.

Call us on 0345 556 4104 to find out more.

10 Rogerson Court, Scaife Garth, Pocklington, York, Yorkshire, YO42 2SJ

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Rogerson Court

Rogerson Court is a purpose-built McCarthy & Stone development offering independent retirement living for the over-60s. It comprises 34 one- and two-bedroom apartments designed for comfort, convenience, and peace of mind.

A House Manager is on site during office hours, providing day-to-day support and ensuring the building runs smoothly. Additional security features include a camera door-entry system and a 24-hour emergency call system.

Homeowners can enjoy the spacious communal lounge, ideal for socialising with friends and family. Visiting guests can also make use of the on-site Guest Suite, available to book for around £25 per night (subject to availability).

Local Area

Pocklington is a thriving market town nestled at the foot of the picturesque Yorkshire Wolds, offering beautiful green spaces perfect for walking, cycling, wildlife spotting and picnics. Historically, it was once the second-largest settlement in Yorkshire after York and is proudly recorded in the Domesday Book. Today, the town blends rich heritage with a vibrant cultural scene and excellent local amenities.

The skyline is dominated by the impressive 15th-century Church of All Saints, renowned for its striking architecture and tranquil

gardens. Just a short walk away, Burnby Hall Gardens and Museum offers serene parkland and is home to the National Collection of Hardy Water Lilies. Nature lovers can also explore Millington Wood or enjoy peaceful waterside walks along the Pocklington Canal, voted one of Britain's top 10 spots for seeing natural aquatic life.

For arts and entertainment, Pocklington Arts Centre hosts an eclectic programme of film, theatre, music, workshops and exhibitions. The town also boasts a lively events calendar, including Pocktoberfest (its popular annual beer festival) and the quirky Flying Man Festival, celebrating Thomas Pelling's daring 18th-century attempt to fly from a church tower.

Ideally located in the heart of the town, this McCarthy & Stone development places everything within easy reach, including Sainsbury's and Aldi supermarkets, independent shops, cafés, pubs and restaurants, all just a short stroll away.

Entrance Hall

The front door with spy hole opens into a spacious entrance hall with the 24-hour Tunstall emergency response system. Off the hall is a generous walk-in storage/airing cupboard housing the Ventaxia unit, plus a washer-dryer and water softener. The hall also features illuminated light switches, a smoke detector, and the security door-entry system with intercom and emergency pull cord. Doors lead through to the lounge, bedroom and shower room.

Lounge

A bright, dual-aspect lounge with ample space for dining features French doors opening onto a private patio area. An electric fire with hearth and mantle creates an attractive focal point. The room also includes a TV satellite connection to the communal dish, raised power sockets, fitted carpets, two ceiling lights and a wall-mounted electric heater.

The development has now moved to digital phone lines, so there is no traditional landline. If a resident doesn't have broadband, BT can supply a router that connects to the communal Wi-Fi, allowing calls to be made and received at no extra cost.

A partially glazed door leads into the separate kitchen.

2 bed | £285,000

Kitchen

A fully fitted kitchen offering a range of modern low and eye-level units, drawers and ample worktop space. Features include a stainless steel sink with mono-lever tap and drainer beneath a window, built-in Bosch oven, ceramic hob with extractor hood, and fridge/freezer, plus under-pelmet lighting.

Bedroom One

A generous master bedroom. Which features a walk-in-wardrobe fitted with hanging rails and shelving. Ceiling lights, TV point, fitted carpets, raised electric power sockets and wall mounted electric heater.

Bedroom Two

A second double bedroom with ceiling lights, TV point, fitted carpets, raised power sockets and a wall-mounted electric heater. Currently used as a hobby room/sitting room.

Bathroom

Fully tiled and carpeted, featuring a large heated towel rail. Fitted with a suite comprising a walk-in double shower with glass screen and handrail, low-level WC, vanity unit with sink and mirror above.

Leasehold

Lease: 999 years from 1st June 2018
Ground rent £495 per annum
Ground rent review: 1st 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.

Annual service charge is £4,202.25 for the financial year ending 30/06/2026.

Additional Information & Services

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

