

## 33 Rogerson Court, Scaife Garth, York, YO42 2SJ TO LET £1,850 Per Calendar Month



LUXURY second floor two bedroom McCarthy & Stone retirement apartment situated in the centre of Pocklington. The modern accommodation comprises of entrance hall, sitting room with fireplace, kitchen, modern shower room, two bedrooms, the main bedroom offers en-suite and walk in wardrobe.

The development is exclusively for the over 60's benefiting from homeowners' lounge with regular activities for socialising with neighbours and landscaped communal gardens.

The flat also benefits from 24 hr call system for emergencies, double glazing, electric panel heating and an NHBC 10 year guarantee

Holding Deposit £425.00 Deposit £2,134.00

East Riding of Yorkshire Council .Council Tax Band C

RENT £1,850 Per Calendar Month | DEPOSIT £2,134 | AVAILABLE FROM 31st July 2025

East Riding of Yorkshire Council BAND: C







#### **ENTRANCE HALL**

security door entry system with intercom and emergency Tunstall call system via watch/pendant.

#### **SHOWER ROOM**

1.57m x 2.14m (5'1" x 7'0")

Good sized walk in shower, Roca vanity hand basin, Roca WC with push button flush, chrome electric radiator, dimplex wall heater.

#### **INNER HALLWAY**

Fitted cupboard.

#### SITTING ROOM

3.46m max narrowing to 2.26m x 5.77m (11'4" max narrowing to 7'4" x 18'11")

Double doors to front elevation with views over Pocklington church, electric heater, double glazed window to side elevation and dimplex heater.

#### FITTED KITCHEN

## 2.44m x 2.37m (8'0" x 7'9")

Fitted with range of wall and floor units with work surfaces,, built in fridge/freezer, Bosch built in electric oven with extractor fan over, pan drawer, Blanco stainless steel sink unit, tiled flooring. Double glazed window to the front elevation, stainless steel sink unit, double glazed window to front elevation, tiled flooring and waste disposal.

#### **BEDROOM TWO**

4.56m x 2.97m (14'11" x 9'8")

Double glazed window to front elevation and electric heater.

## **MASTER BEDROOM**

6.06m (max) x 2.90m (19'10" (max) x 9'6")

Double glazed window to front and two double glazed window to side elevation, electric heater and fitted walk in cupboard.

### **EN-SUITE SHOWER ROOM**

2.15m x 2.00m (7'0" x 6'6")

Good sized shower cubicle, Roca hand basin, low flush WC, chrome radiator, opaque double glazed window to side elevation and dimplex heater.

#### **OUTSIDE**

Beautiful lawned communal gardens with mature shrubs and seating areas. Outdoor communal bike/buggy store

#### **COUNCIL TAX BAND**



# clubleys.com

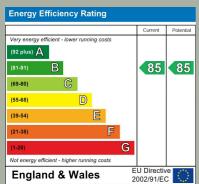




Estate Agents | Lettings Agents | Chartered Surveyors







Chartered Surveyor, Estate Agents, Lettings Agents & Auctioneers

#### HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and Tenancy Agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the Tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or the Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this

52 Market Place, Pocklington, York, YO42 2AH 01759 304040

ZOOPLA