



Apartment 2 Rogerson Court, Scaife Garth, Pocklington, York, North Yorkshire, YO42 2SJ

• No Onward Chain • Exclusive over 60's retirement development • Two bedroom ground floor apartment • Immaculately presented throughout • Close proximity to the town centre and local amenities • Private patio seating area • Social spaces inside and out • On site house manager • 24 hour careline • EPC = B

Guide Price £260,000

Located in a McCarthy Stone retirement living complex, this beautifully presented two-bedroom flat sits on the ground floor and benefits from a private patio seating area. It is conveniently close to Pocklington's town centre, befitting from all the local shops and other amenities.

Rogerson Court is designed for independent retirement living. Social spaces inside and out provide the perfect place to enjoy time with family and friends when they come to visit. Whilst assistance is always on hand thanks to the on site house manager and the 24 hour emergency call system.

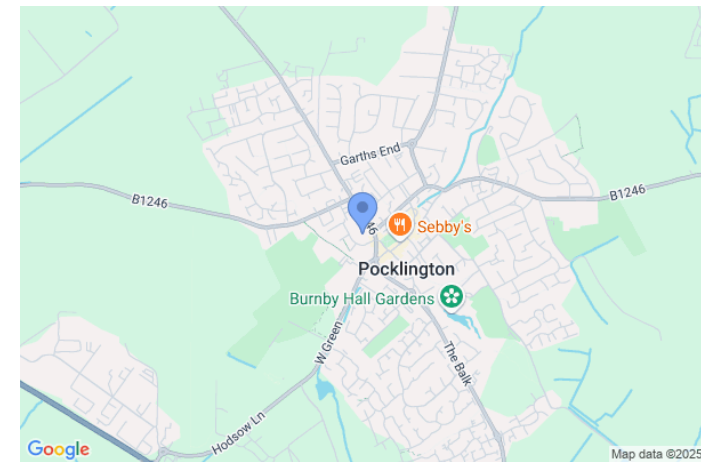
As you enter the property you find yourself in a spacious hallway with plenty of room for storing coats and shoes. A modern bathroom follows comprising a basin with storage below and an LED mirror above, w/c, walk in shower and a chrome heated towel rail.

The living/dining area follows and features an electric fire to its centre. There is space here for sofas and armchairs as well as a dining table and chairs. Double doors open onto a private patio seating area, perfect for the warmer summer months.

The kitchen boasts a large U-shaped worktop with ample storage above and below. The worktop incorporates a stainless steel sink with drainer and Bosch appliances including an electric four ring hob, fridge freezer and oven.

As you move back into the hall you will find that two double bedrooms follow. The master bedroom benefits from a walk in wardrobe and en suite, which comprises a w/c, basin with storage below, large walk in shower and a chrome heated towel rail.

A useful utility room completes the apartment and offers the ideal space for storage, thanks to built in shelves, whilst also providing room for a washing machine.





OVER 60 \ 'S RETIREMENT DEVELOPMENT



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: [01759 303202](tel:01759303202) 



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Scaife Garth, Pocklington, York, North Yorkshire, YO42 2SJ
Reference: 2131

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Unknown

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services Electric heating.



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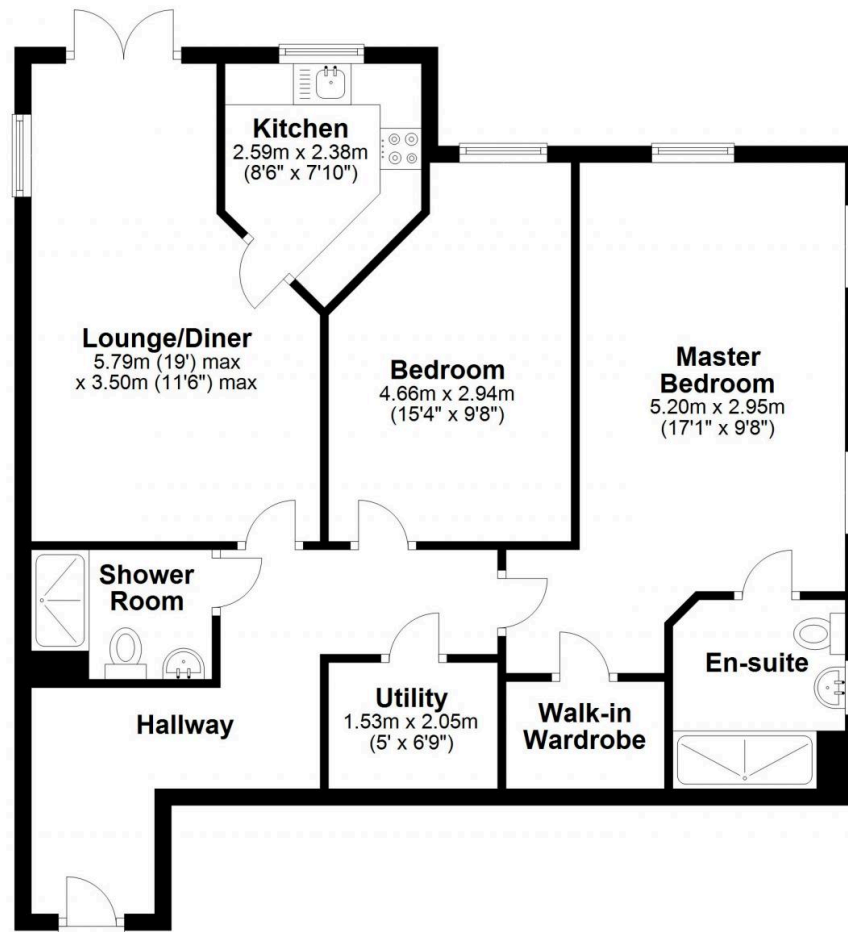


Offices in **York, Pocklington and Market Weighton**

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Ground Floor

Approx. 82.7 sq. metres (890.6 sq. feet)



Total area: approx. 82.7 sq. metres (890.6 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

2 Rogerson Court

Disclaimer

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