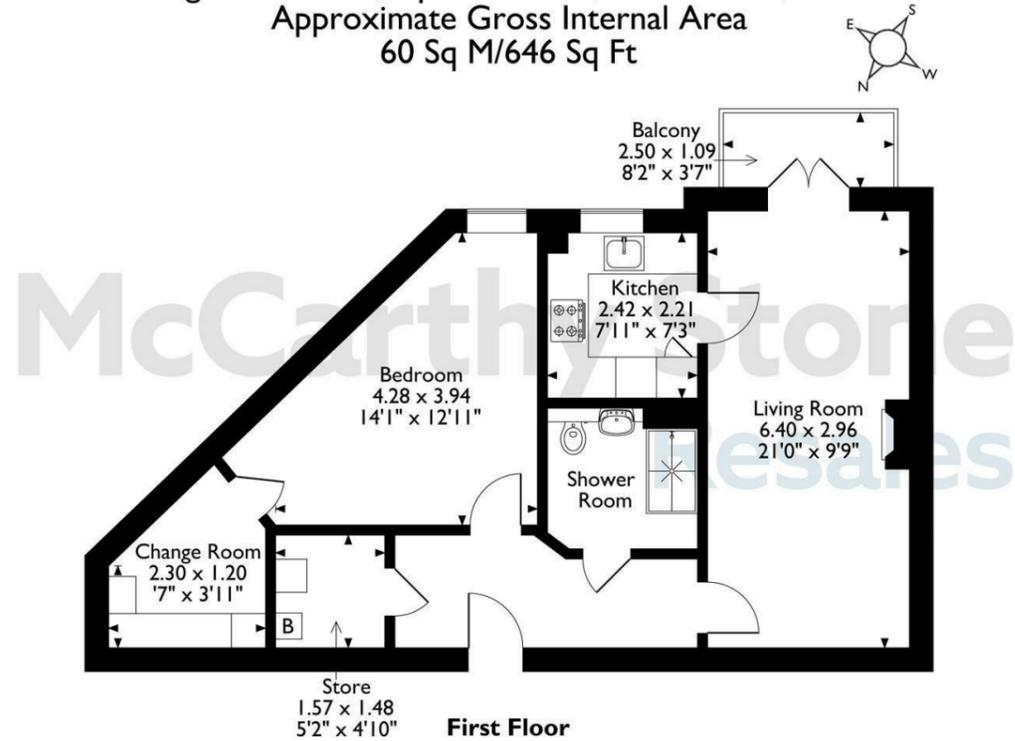


Rogerson Court, Apartment 24, Scaife Garth, York  
Approximate Gross Internal Area  
60 Sq M/646 Sq Ft



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>89</b>	<b>89</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**24 Rogerson Court**

Scaife Garth, East Riding, YO42 2SJ



**Asking price £195,000 Leasehold**

A well-presented first floor ONE BEDROOM apartment with a WALK-OUT BALCONY, ideally located in the heart of Pocklington close to shops and local amenities. Situated within a sought-after McCarthy Stone Retirement Living development, this property further benefits from an OWNED PARKING SPACE.

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

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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.



# Rogerson Court, Scaife Garth, Pocklington, 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 that can assist with service charges or living costs.
- 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 has been purpose-built by McCarthy & Stone for independent retirement living, comprising 34 one and two-bedroom apartments exclusively for the over-60s.

Residents enjoy the reassurance of a friendly House Manager on hand during weekday mornings (8.30am – 1.30pm) to oversee the day-to-day running of the development. For added peace of mind, there's a secure door-entry system and a 24-hour emergency call system should assistance ever be needed.

The welcoming Homeowners' Lounge is a popular space to relax, socialise and host family or friends. For visitors wishing to stay overnight, the development also offers a comfortable Guest Suite (available for a small fee, subject to availability).

## Local Area

Pocklington is a thriving market town at the foot of the Yorkshire Wolds, surrounded by scenic countryside ideal for walking, cycling and wildlife spotting. Once the second largest settlement in Yorkshire after York and recorded in the Domesday Book, it now blends rich heritage with modern living.

Compact and flat, Pocklington is ideally suited to getting around on a mobility scooter, making it an accessible place to enjoy at your own pace.

The skyline is marked by the 15th-century Church of All Saints, while Burnby Hall Gardens, Millington Wood and the Pocklington Canal offer natural beauty and peaceful walks. The Arts Centre hosts a varied programme of film, theatre, music and exhibitions, and the town's lively calendar includes Pocktoberfest and the Flying Man Festival.

With supermarkets, cafés, pubs, restaurants and independent shops close by, the development enjoys superb convenience at the heart of this historic town.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour 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 washer and/or dryer, meters and Ventaxia air circulation unit. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the lounge, bedroom and shower room.

## Lounge

A bright and spacious lounge with ample room for dining, featuring double doors opening onto a walk-out balcony. The room includes fitted carpets, two ceiling light fittings, raised power sockets, and TV/telephone points. A partially glazed door leads through to the separate kitchen.

## Kitchen

A fully fitted kitchen offering a range of modern low and eye-level units with coordinating work surfaces and drawers. Features include a stainless steel sink with mono-lever tap, drainer and tiled splashback, built-in oven, ceramic hob with extractor hood, integrated fridge/freezer, and under-pelmet lighting. A UPVC double-glazed window provides natural light.

## Bedroom

A generous double bedroom with a large double-glazed window allowing plenty of natural light. The room benefits from

# 1 bed | £195,000

a walk-in wardrobe fitted with hanging rails and shelving, as well as fitted carpets, ceiling light, raised power sockets, TV and telephone points, and a wall-mounted electric heater.

## Shower Room

A modern shower room, fully tiled and fitted with a walk-in double shower with glass screen and handrail, low-level WC, and a vanity unit with inset sink and mirror above. Additional features include a wall-mounted heater.

## Car Parking

The property further benefits from an allocated car parking space, providing added convenience.

## Leasehold information:

999 years from 1st Jan 2018

Ground rent £425 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.

The annual Service charge is £2,801.50 for the financial year ending 30th June 2026.

## Additional Information & Services

- Ultrafast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage
- Outside store with 24-hour fob access to store and charge mobility scooters

