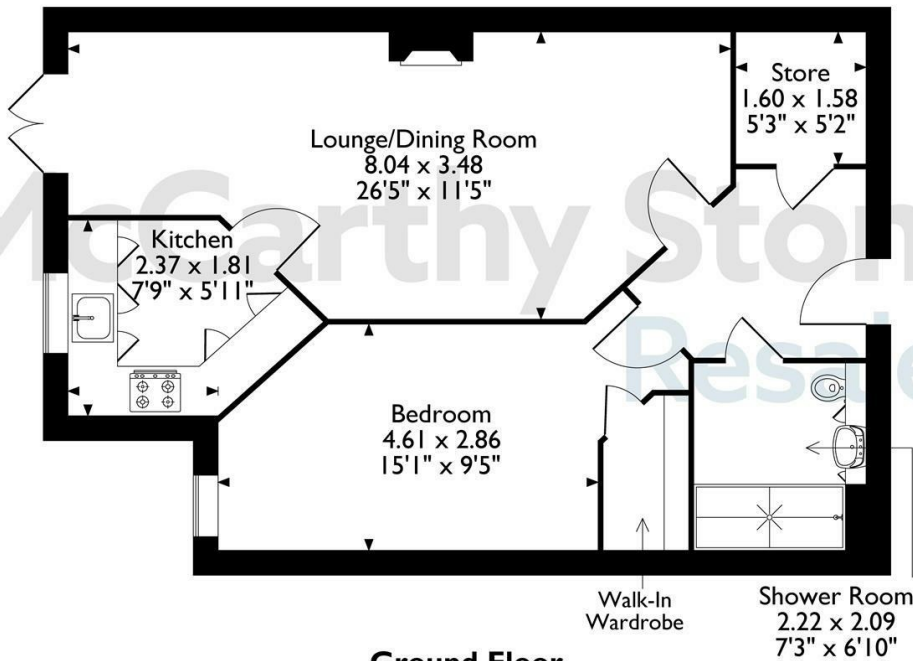


Rogerson Court, Apartment 3, Scaife Garth, York  
Approximate Gross Internal Area  
58 Sq M/624 Sq Ft



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	

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.



### 3 Rogerson Court

Scaife Garth, East Riding, YO42 2SJ



**Asking price £195,000 Leasehold**

A well-presented one-bedroom ground floor apartment with private patio, ideally situated within a McCarthy Stone Retirement Living development in the heart of Pocklington, just moments from local shops and amenities. Uniquely, this property also benefits from its own allocated parking space.

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



# 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 was purpose-built by McCarthy & Stone for independent retirement living and comprises 34 one and two-bedroom apartments, exclusively for the over-60s.

Residents benefit from the reassurance of a House Manager on site during office hours (8:30am – 1:30pm, Monday to Friday), providing day-to-day support and helping to create a welcoming community. For added peace of mind, the development also features a secure door entry system and a 24-hour emergency call system.

A stylish Homeowners' lounge offers the perfect setting to relax or socialise with friends, family, and neighbours. For visiting guests, a comfortable Guest Suite is available to book (typically £25 per night, subject to availability), allowing them to extend their stay.

### Local Area

Nestled at the foot of the stunning Yorkshire Wolds, the bustling market town of Pocklington offers a perfect blend of natural beauty, rich history, and modern convenience. Surrounded by green spaces ideal for hiking, cycling, picnics, and wildlife spotting, Pocklington is a haven for those who enjoy the outdoors. Once the second largest settlement in Yorkshire after York, the town proudly features in the Domesday Book and

continues to celebrate its heritage today.

The town's skyline is dominated by the towers of the 15th-century Church of All Saints, a must-see for history enthusiasts, with its peaceful gardens and striking architecture. Nearby, Burnby Hall Gardens and Museum is home to the National Collection of Hardy Water Lilies, while Millington Wood and the Pocklington Canal provide further opportunities for tranquil walks and nature watching—the canal itself is listed among Britain's top ten locations for spotting aquatic life.

Pocklington also boasts a lively cultural scene, with the Pocklington Arts Centre offering an eclectic programme of film, music, theatre, dance, exhibitions, and workshops. The town hosts a varied calendar of events throughout the year, including the ever-popular Pocktoberfest beer festival and the quirky Flying Man Festival, commemorating Thomas Pelling's daring (though unsuccessful) 18th-century attempt to take flight from the church tower using homemade wings.

With a central location, this McCarthy & Stone development enjoys a wealth of amenities right on its doorstep, including both Sainsbury's and Aldi supermarkets, alongside a wide choice of cafés, pubs, restaurants, and local shops, making everyday living both convenient and enjoyable.

### Entrance Hall

The front door, fitted with a spy hole for added security, opens into a spacious entrance hall where the 24-hour emergency response pull cord system is located. From the hallway, a door leads to a useful walk-in storage/airing cupboard, housing the washer or dryer, meters and Ventaxia air circulation unit. Additional features include illuminated light switches, a smoke detector and a secure door entry system with intercom. Doors from the hall provide access to the lounge, bedroom, and shower room.

### Lounge

A generously sized lounge offers ample space for dining and benefits from double doors opening onto a private patio. The room is well appointed with TV and telephone points, two ceiling light fittings, fitted carpets and conveniently placed raised electric power sockets. A partially glazed door leads through to the separate kitchen.

## 1 bed | £195,000

### 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 splashback. UPVC double glazed window window. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge/freezer and under pelmet lighting.

### Bedroom

A spacious double bedroom with a large double-glazed window provides a bright and welcoming atmosphere. A door leads to a walk-in wardrobe, fitted with hanging rails and shelving for excellent storage. Additional features include ceiling light fittings, TV and telephone points, fitted carpets, raised electric power sockets, and a wall-mounted electric heater.

### Bathroom

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

### Car Parking

This property comes with an allocated car parking space, which is directly outside the apartment.

### 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.

ANNUAL SERVICE CHARGE: £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

