# 33 Rogerson Court, Scaife Garth, York, YO42 2SJ
# TO LET £1,890 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 £1,890 Per Calendar Month | DEPOSIT £2,076 | AVAILABLE FROM 28th January 2026

East Riding of Yorkshire Council BAND: C

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## ENTRANCE HALL
Illuminated light switches, smoke detector, apartment 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
East Riding of Yorkshire Council - Council Tax Band C.

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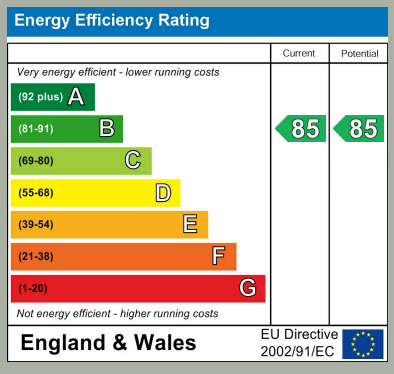




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**OPENING HOURS**
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**DEPOSIT PROTECTION SCHEME**
Deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the Government.

The Deposit Protection Service
The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0330 3030030

**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.

**AGENTS NOTES**
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 property.

Chartered Surveyor,
Estate Agents,
Lettings Agents &
Auctioneers

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