



Scaife Garth, Pocklington, York, YO42 2SJ

- OVER 60'S RETIRMENT PROPERTY
- MODERN LIVING THROUGHOUT
- COMMUNAL LOUNGE
- TWO DOUBLE BEDROOMS
- WARDEN ASSISTED
- BATHROOM AND ENSUITE
- ONSITE PARKING

£240,000

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

Hunters presents this lovely two bedroom, over 60's McCarthy and Stone, first floor apartment in the sought-after retirement living accommodation of Rogerson Court, Pocklington. There is an onsite House Manager during working hours and 24-hour emergency call systems in place if required.

A communal lounge offers a great place to socialise with an active community within the development. Parking is available on site (subject to availability) with a permit required which can be applied for via the house manager, with additional visitors parking bays. There is also a guest suite that can be booked subject to availability at a reduced rate, making it easy for family members to stay and an affordable nightly rate.

The apartment comprises a spacious entrance hall with utility room and three-piece shower room. Off the hallway, the home offers a generous living/dining room with double French doors to the Juliet balcony and a modern fitted kitchen with a range of wall and base units, supplied with integrated appliances.

The property boasts two, large double bedrooms with a three-piece bathroom ensuite off the master and a walk-in wardrobe to complete a lovely home.







Total floor area 80.2 m² (863 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.