

Apartment 6, Rogerson Court, Scaife Garth,
Pocklington, YO42 2SJ
£275,000



An immaculately presented two-bedroom ground floor retirement apartment, ideally situated in the heart of Pocklington and within easy reach of the town's excellent range of shops, cafes and local amenities.

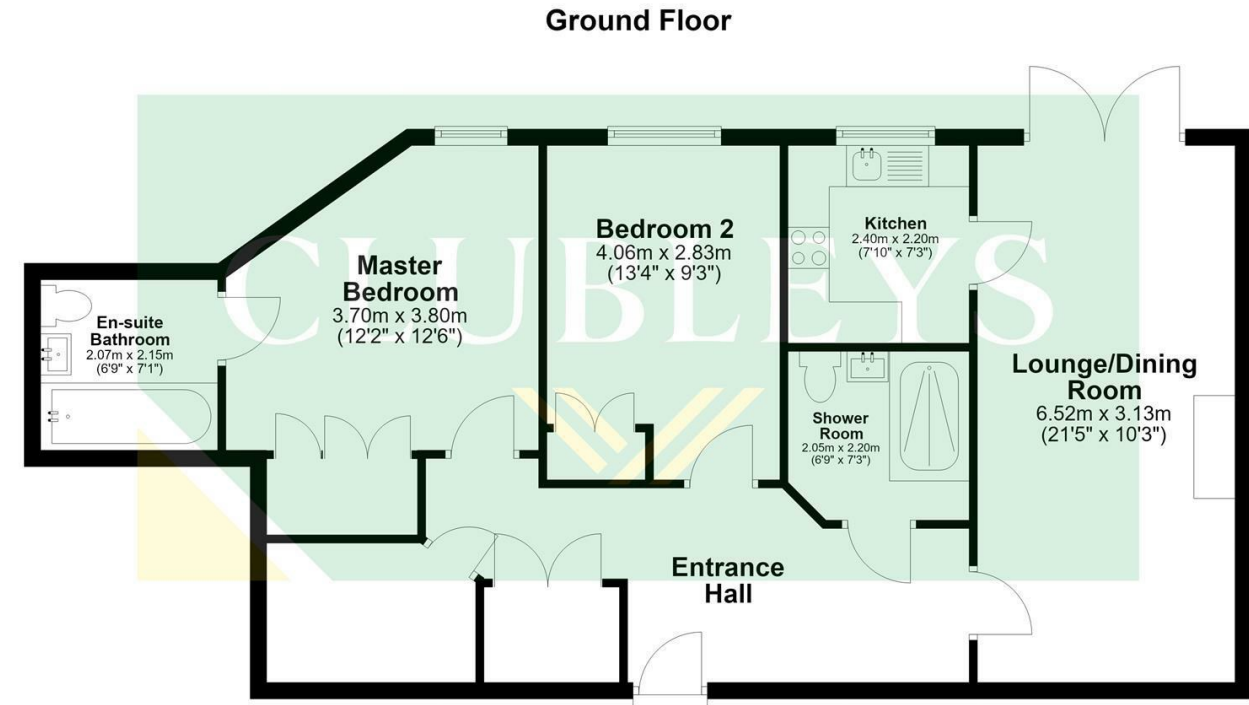
Offering a welcoming entrance hall, spacious sitting room with electric fireplace and a fitted kitchen with integrated appliances. There are two well-proportioned bedrooms, both benefiting from fitted wardrobes, with a master bedroom also enjoying its own en-suite bathroom. A separate shower room and two useful storage cupboards complete the accommodation.

Externally, the property benefits from an privately owned parking space.

Designed exclusively for the over 60s, the development offers and attractive communal lounge with regular social activities together with beautifully maintained landscaped communal gardens.

Further benefits include a 24-hour emergency call system, double glazing and electric panel heating, offering comfortable and secure retirement living in a highly convenient central location.

This property is Leasehold. East Riding of Yorkshire Council - Council Tax Band C.



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

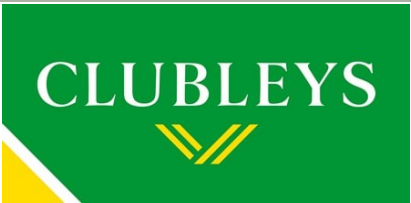
MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

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COMMUNAL ENTRANCE**ENTRANCE HALL**

Entered via a front entrance door, having a storage cupboard, wall mounted convector heater, recess lights, and a further storage cupboard housing plumbing for washer/dryer, Vent-Axia system.

LOUNGE/DINING ROOM

3.13, x 6.52m (10'3", x 21'4")

Electric fire, wall mounted convector heater, and UPVC double doors to the rear elevation.

KITCHEN

2.40m x 2.20m (7'10" x 7'2")

Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit with mixer tap, integrated Bosch electric oven and induction hob with extractor hood above, integrated fridge/freezer, tiled flooring, and a double glazed window to the rear elevation.

SHOWER ROOM

2.19m x 2.05m (7'2" x 6'8")

Fitted suite comprising a walk in shower, vanity hand basin, Roca low flush WC, extractor fan, chrome ladder style radiator, fitted grab rails, part tiled walls, and tiled flooring.

BEDROOM TWO

2.83m x 4.06m (9'3" x 13'3")

Fitted wardrobes, wall mounted convector heater and a double glazed window to the rear elevation.

MASTER BEDROOM

3.81m x 3.70m (12'5" x 12'1")

Fitted wardrobes, wall mounted convector heater and a double glazed window to the rear elevation.

EN-SUITE SHOWER ROOM

2.15m x 2.07m (7'0" x 6'9")

Fitted suite comprising bath with shower over and side screen, hand basin, low flush WC, extractor fan, tiled flooring and fitted grab rails.

CAR PARKING

Privately owned parking space.

ADDITIONAL INFORMATION**LEASE AND CHARGES**

Length of lease 999 years from 6th July 2018. A service charge of £244.82 per month which includes

cleaning of communal windows and external apartment windows, water rates for communal areas and apartment, electricity, heating, lighting and power to communal areas, Tunstall 24-hour emergency call system, Upkeep and maintenance of gardens and grounds, Intruder-alarm system, security 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 Council Tax, electricity or TV. Ground Rent is paid half yearly £212.50

APPLIANCES

None of the above appliances have been tested by the Agent.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.

