



1 Cherry Walk, Barmby Moor, York, Yorkshire, YO42 4AP

- Completion expected Easter 2025 • Air source heat pumps • Underfloor heating • Spacious living accommodation • Detached bungalow • Amenities on site • Care facilities available • Leasehold 999 years • Parking • Predicted EPC = B

Guide Price £435,000

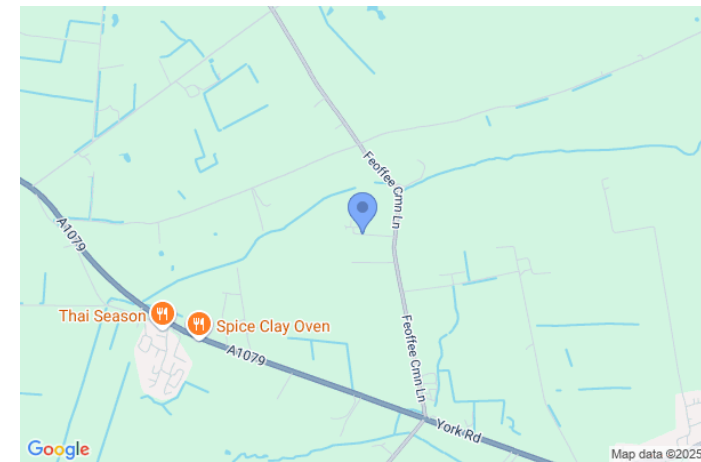
This exclusive development of five detached bungalows is the second release of residential properties within Lavender Fields Care Village. These much anticipated further bungalows boast additional features not seen on the original, including air source heat pumps and underfloor heating. The micro development is tucked away on the left hand side providing quick access to the hub and all of its facilities. The properties range in size and design, with prices from £400,000 – £460,000. A number of the properties have an additional living room, which could be utilised for various purposes depending on individual requirements. This is a rare second chance to acquire a lovely property on a site that has been nominated for various awards and somewhere where so many residents now happily call home.

The site has been developed to provide individuals or couples with a place to make new friends, keep active, get creative and be part of a community. Lavender Fields has many of its own amenities including a licensed bistro, tea room/café, wellness centre, hair salon with nail bar, general store with post office facilities and a cinema room, so a meal out or going to a hair appointment is but a stone's throw away.

Lavender Fields takes all this stress and worry away, not only is the site secure but there is an onsite team that looks after the day to day running of the village, meaning your property is always in safe hands whether you are home or away.

The village is located within a rural setting, away from busy roads and noise. This does not mean that you are isolated however or that driving is a requirement, as there is a shuttle bus that provides access to the local town of Pocklington and a variety of different locations. If you are active, then there are plenty of sports teams, activities and groups available in the area. There are a variety of golf courses, fishing lakes, walks and cycle routes to name but a few of the options.

The bungalows are leasehold with a 999 year term, have a peppercorn rent in perpetuity and as such there are no hidden increases for ground rent. If you decide to sell in the future, you will be happy to know that there are no exit fees! The only requirement is that one of the occupiers must have a care need due to age or incapacity. The management fee of £273 per month covers jobs including window cleaning, grass cutting, gutter clearance, removal of household waste and the maintenance of communal areas.





AN ATTRACTIVE DETACHED BUNGALOW WITH AN AIR SOURCE HEAT PUMP & UNDERFLOOR HEATING



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Viewing strictly by appointment

Tenure Leasehold

Council Tax Band Not Specified

Local Authority East Riding of Yorkshire Council

Services Mains water & electric



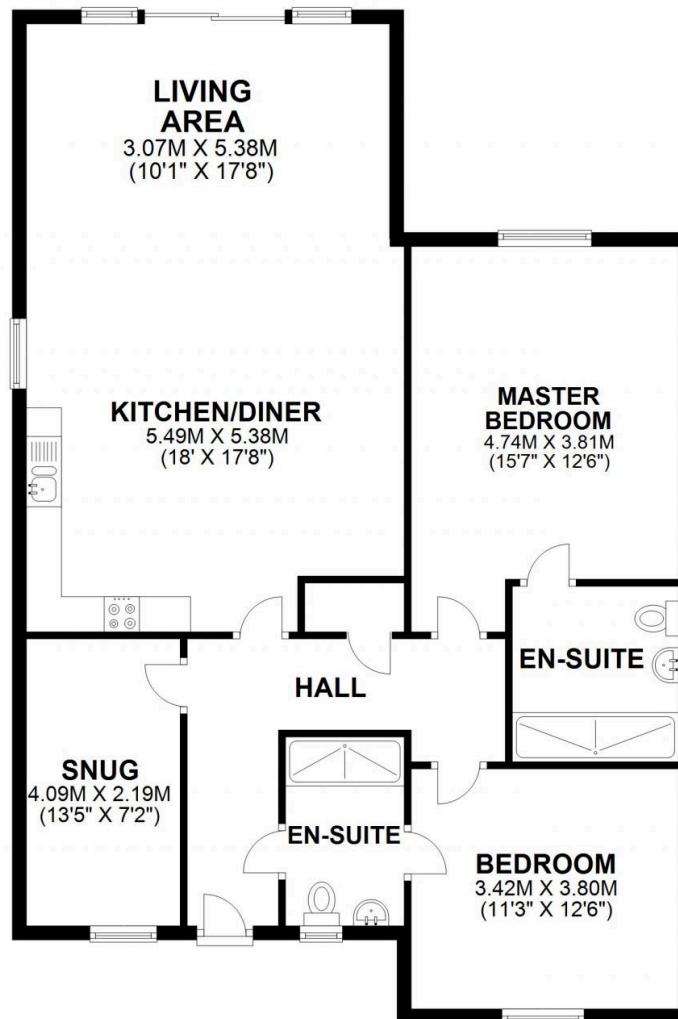
rmenglish.co.uk



Offices in **York, Pocklington and Market Weighton**

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

GROUND FLOOR



For Informative Purposes Only - Not To Scale
Plan produced using PlanUp.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.