



Lavender Fields, Barmby Moor, York, YO42 4AF

• No Onward Chain • A beautifully presented modern bungalow in a highly desirable location • Open plan kitchen/living/dining area with French doors out to the garden • Kitchen with a range of fitted appliances • Two double bedrooms, one with a full wall of fitted wardrobes • Two spacious wet rooms • Lawned garden with a patio • Stunning views over open fields • Parking to the front • EPC = B

Guide Price £325,000

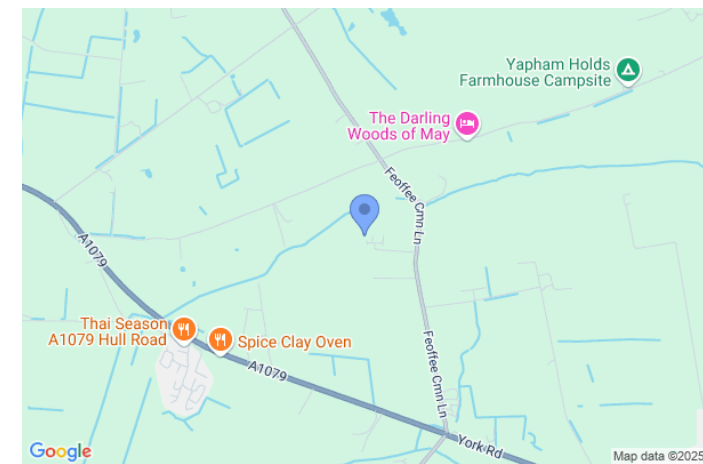
Are you looking for a change of lifestyle, enjoy your independence but require support on occasion, then look no further as Lavender Fields could be the development that you have been waiting for. The site has been developed to provide individuals or couples with a place to make new friends, keep active, get creative and be part of a community. Lavender Fields will benefit from many of its own amenities including a licensed bistro, 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 stones throw away.

This particular property is located on a highly desirable plot in the back left hand side of the site, with views over open fields to the rear, a feature that will surely appeal to the majority of purchasers. On entering you will see a door at the end of the hallway on the right that provides access to the open plan kitchen/living/dining area. The living space is large with dual aspect windows and a set of French doors that open to the garden beyond. The views over the open fields from this room are breath taking and can only be fully appreciated once inside the property.

The kitchen has been fitted with an L shaped worktop that incorporates a stainless steel sink with drainer, storage cupboards, a four ring hob, extractor, single oven, fridge/freezer, dishwasher and washing machine. There are two large double bedrooms, one of which has been fitted with high quality built in wardrobes and drawers. Both bedrooms have en-suite wet rooms comprising of a shower, low level w/c and a hand basin. One of the wet rooms can be accessed from the hallway and bedroom. Externally the garden is laid to lawn with a patio seating area immediately adjacent to the bungalow. There is off street parking to the front.

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. The only requirement is that the occupier must have a care need due to age or incapacity. This can differ from person to person and does not have to be the owner of the bungalow, just one of the occupants. The management fee covers so much that you really don't have to worry about some of the most basic of jobs including window cleaning, grass cutting, gutter clearance, removal of household waste and the maintenance of communal areas.





A LOVELY TWO BEDROOM BUNGALOW WITH VIEWS OVER OPEN FIELDS & NO ONWARD CHAIN



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Reference: 2397

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Leasehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services Mains water & electric.



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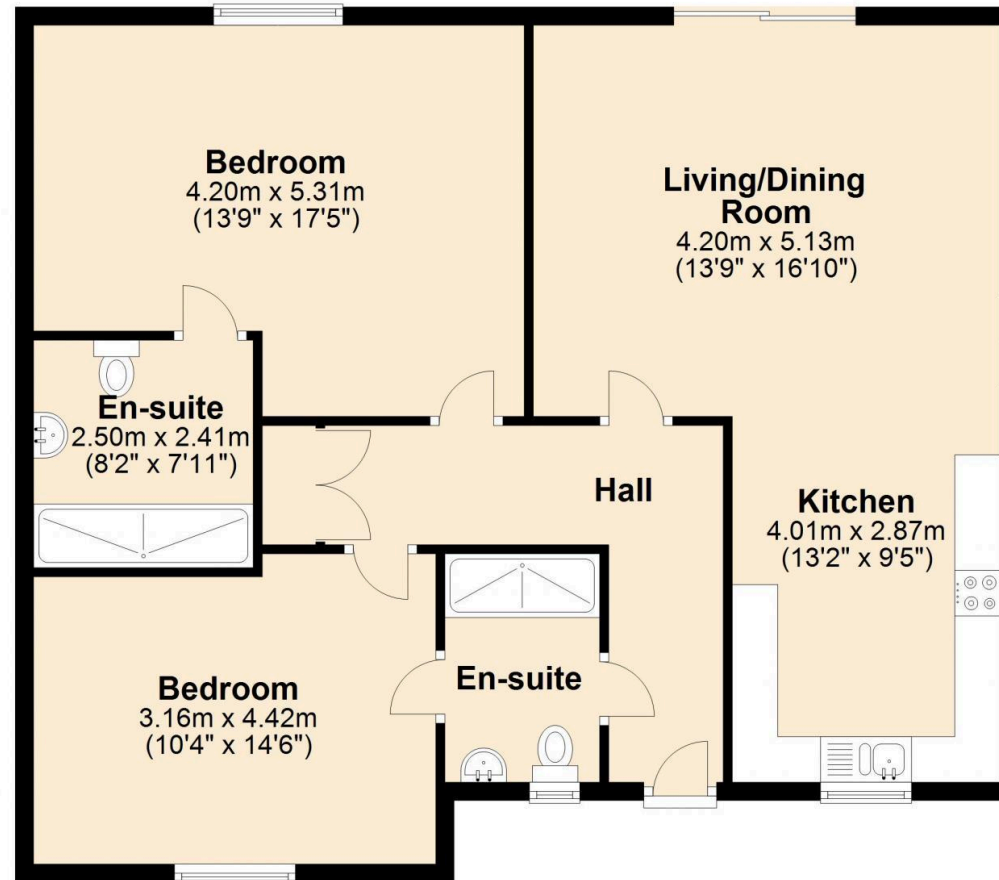


Offices in **York, Pocklington and Market Weighton**

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Ground Floor

Approx. 92.3 sq. metres (993.5 sq. feet)



Total area: approx. 92.3 sq. metres (993.5 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.

Plan produced using PlanUp.

Disclaimer

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