



**Lavender Fields, Barmby Moor, York, YO42 4AF**



- A beautifully presented bungalow in highly desirable location • Kitchen with a range of appliances & various storage units • Living/dining area with doors out to the rear garden • Two double bedrooms, both with en-suite showers • Storage cupboard • Pergola, two outside plugs & a rockery • Off street parking for multiple cars • Views over open fields
- 999 lease & £1.00 per annum ground rent • EPC = B

## Guide Price £335,000

It is never too late for a change of lifestyle and if you love the countryside yet want facilities close at hand, we could have the perfect place for you. Lavender Fields Care Village is a retirement community with a difference and offers a collection of facilities to cater for all needs. The current vendors have enhanced the original bungalow by adding a lovely pergola to the rear, two external power points and creating a stunning rockery within the garden. Not only is the property beautifully presented but benefits from stunning views over open fields, a rare commodity for so many homes these days.

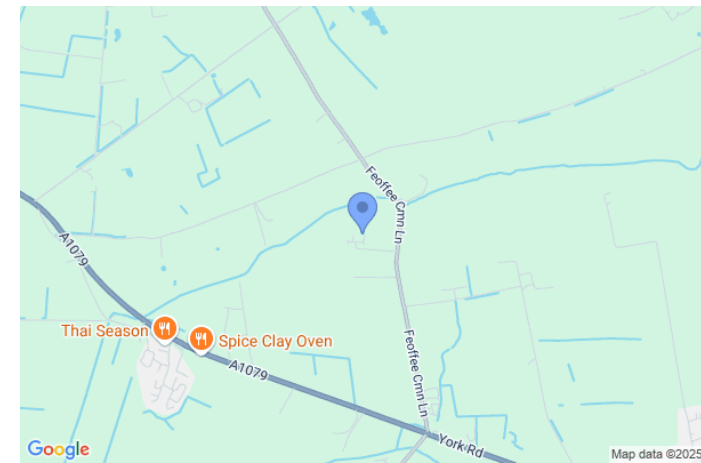
The property comprises of a kitchen with a range of appliances, a living/dining area with doors out to the rear garden, two large double bedrooms, both with en-suite shower facilities and a good size storage cupboard. There is off street parking on the block paved drive for multiple cars. The rear garden is mainly laid to lawn with a newly created rockery in one corner. If you like to sit out and enjoy the sun in the summer months then you will not be disappointed with the space and views on offer here.

The Village has been designed and being created to provide a community for those wanting to live amongst like-minded people. Whether you like your own company, are looking for companionship, or indeed a combination of the two, we are sure you will be happy to be part of this amazing community. The only requirement is that the occupier must have a care need that can be verified by a qualified healthcare professional. This can differ from person to person in varying degrees and does not have to be the owner of the bungalow. If you are purchasing for an elderly relative who is looking to start a new chapter in their life, then this could tick the boxes.

The property is on a 999 year lease, and a ground rent of just £1.00 per annum!

Lavender Fields Care Village will also include a 72 bed care home, the central hub of which will be a general store with post office facilities, hairdresser, licensed bar and café, cinema room, wellness centre and so much more. This is where the community extends into a family orientated care village.

There will be 24 hour care on hand, 365 days of the year, located initially in the assisted living offices to the front of the village. Should your health deteriorate over time, further input from the care team is there for you, with the eventual option to move into the care home as needs require, thereby ensuring you receive the care you require, yet enjoy the comfort of remaining within the familiar surroundings of the community you have become part of.







**AN ATTRACTIVE TWO BEDROOM BUNGALOW WITH VIEWS OVER OPEN FIELDS**





**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) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 82                      | 84        |
| England, Scotland & Wales                   |                         |           |
|   | EU Directive 2002/91/EC |           |

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

Address: Lavender Fields, Barmby Moor, York, YO42 4AF  
Reference: 2212

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services Mains water & electric.



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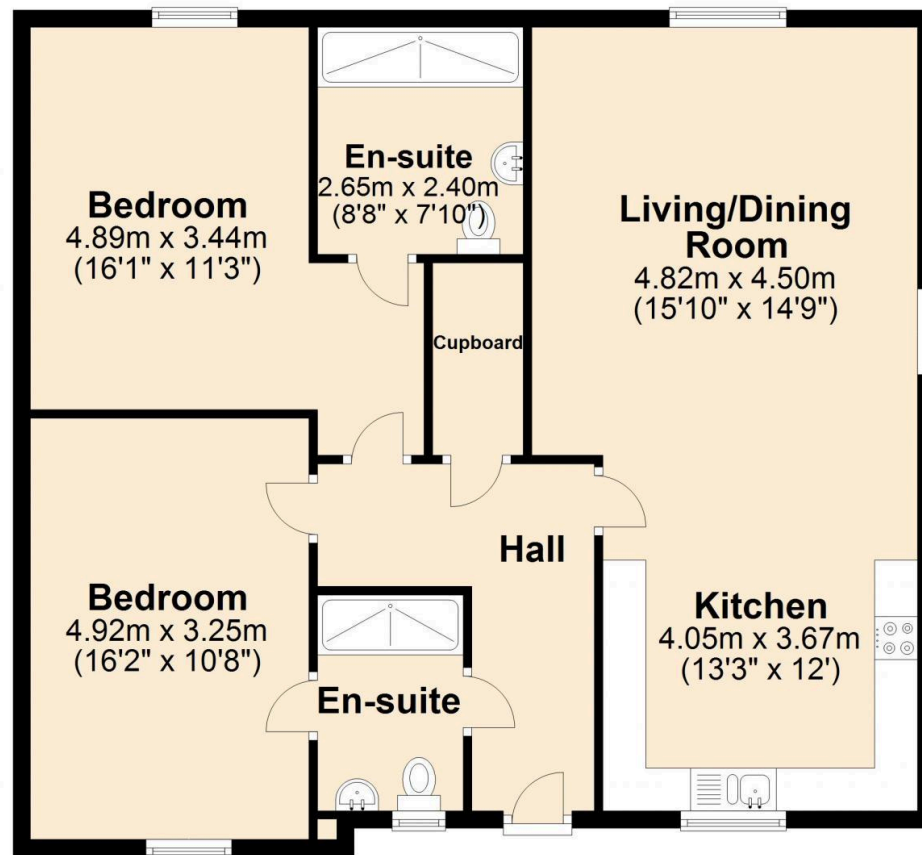


Offices in **York, Pocklington and Market Weighton**

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## Ground Floor

Approx. 95.7 sq. metres (1029.7 sq. feet)



Total area: approx. 95.7 sq. metres (1029.7 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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