

RM
English



Lavender Fields, Barmby Moor, York, East Riding of Yorkshire, YO42 4AF

- No Onward Chain • A beautifully presented modern bungalow in a highly desirable location • Open plan kitchen/living/dining area with a newly fitted modern kitchen • Three double bedrooms, two with en-suite facilities • One of the bedrooms could be used as a home office or snug, if so desired • Enclosed rear garden with a patio & garden shed • Off street parking to the side • Fully boarded loft with lighting • 999 year lease • EPC = B

Guide Price £425,000

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. This attractive three-bedroom detached bungalow is offered to the market with No Onward Chain, so an early viewing is highly recommended to fully appreciate everything it has offer.

The heart of the home is an expansive open-plan kitchen/dining/living area. Light fills the space through dual-aspect windows and French doors opening onto the paved garden patio. The lounge features neutral decor, soft carpeting and a focal-point electric fireplace, while the seamlessly integrated kitchen offers sage-green shaker units, modern worktops, built-in appliances including an eye-level oven and ceramic hob, a central island and wood-effect flooring.

Accommodation includes three good-sized bedrooms. The primary bedroom features a full wall of built-in wardrobes and direct access to its own newly fitted private en-suite shower room, which also doubles up as a clever utility with space for a washing machine and dryer. A second double bedroom also includes built-in wardrobes and direct access to a jack-and-jill style shower room. The third bedroom offers great flexibility as a guest room, hobby space or home office.

Outside, the property boasts an enclosed, low-maintenance rear garden with a paved patio for outdoor dining, a small lawned area and a timber garden shed. To the side, a block-paved driveway provides off-street parking alongside neatly manicured front lawn borders.

The Village has been designed and 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.

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

There is a dedicated domiciliary care team allocated to the bungalows throughout the day and evening (charges available through Lavender Fields office). Emergency care is accessed through a care line system which is linked to the care home. 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.





A STUNNING THREE BEDROOM DETACHED BUNGALOW WITH 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	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Leasehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services Mains water & electric.



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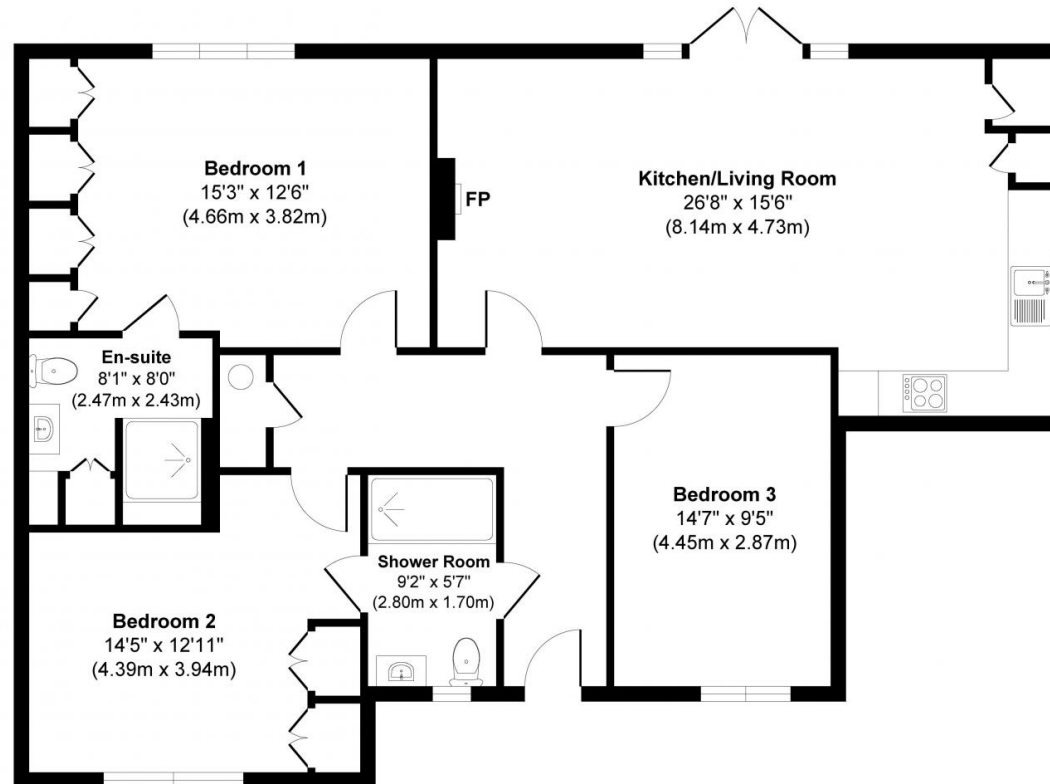


Address: Lavender Fields, Barnby Moor, York, East Riding of Yorkshire, YO42 4AF
Reference: 2937

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

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Approx. Gross Internal Floor Area 1154 sq. ft / 107.21 sq. m



**Approximate Floor Area
1154 sq. ft
(107.21 sq. m)**

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