



Lavender Fields, Barmby Moor, York, YO42 4AF

• No Onward Chain • A beautifully presented modern bungalow • Located within a care village that boasts its own shops & amenities • Open plan kitchen/living/dining area with built in appliances • Two large double bedrooms, both with en-suite wet rooms • Off street parking • 999 year lease starting 2018 • Occupier must have a care need due to age or incapacity • Management fee covers jobs including window cleaning, grass cutting, gutter clearance, removal of household waste & the maintenance of communal areas • EPC = B

Guide Price £325,000

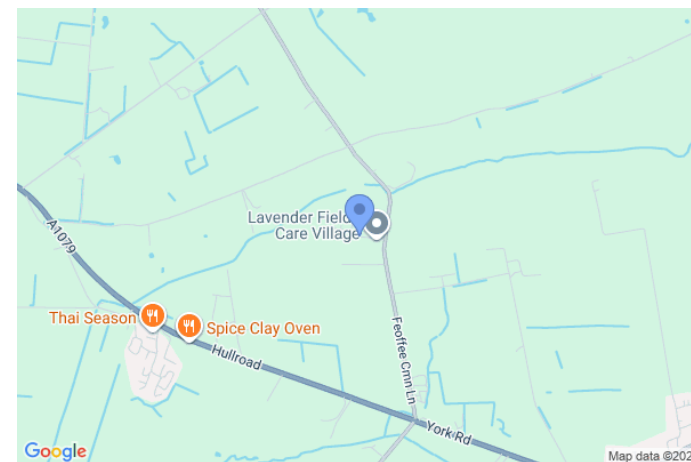
Are you looking for a change of lifestyle, enjoy your independence but require support on occasion, then look no further as Lavender Fields could be the development that you have been waiting for. The site has been developed to provide individuals or couples with a place to make new friends, keep active, get creative and be part of a community. Lavender Fields benefits 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 nicely presented two bedroom bungalow offers comfortable, modern living arranged conveniently on one level. At the heart of the home is a spacious kitchen/living/dining area, generously proportioned and filled with natural light. This inviting space easily accommodates both seating and dining areas and features patio doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. The kitchen is smartly fitted with contemporary white cabinetry and warm wood-effect worktops, providing ample storage and preparation space. Integrated and freestanding appliances are neatly arranged, whilst a window allows plenty of natural light to enter.

The bungalow offers two good size bedrooms, both thoughtfully laid out. Each bedroom benefits from its own en-suite wet room, offering privacy and convenience. A central hallway connects all rooms efficiently and includes a useful storage cupboard which enhances practicality and provides access to the loft space. Throughout the property, the décor is light and neutral, contributing to a bright, airy feel and allowing new owners to personalise with ease.

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 can be booked to provide 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 your property in the future, you will be happy to know that there are no exit fees! 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 some of the most basic of jobs including window cleaning, grass cutting, gutter clearance, removal of household waste and the maintenance of communal areas.

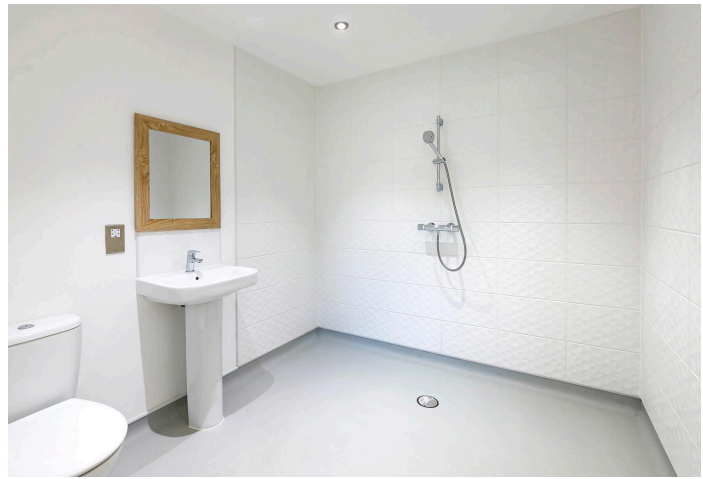




A SPACIOUS TWO BEDROOM BUNGALOW WITH NO ONWARD CHAIN



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	

Address:
Reference: 2566

Environmental Impact (CO ₂) Ra		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 & drainage.



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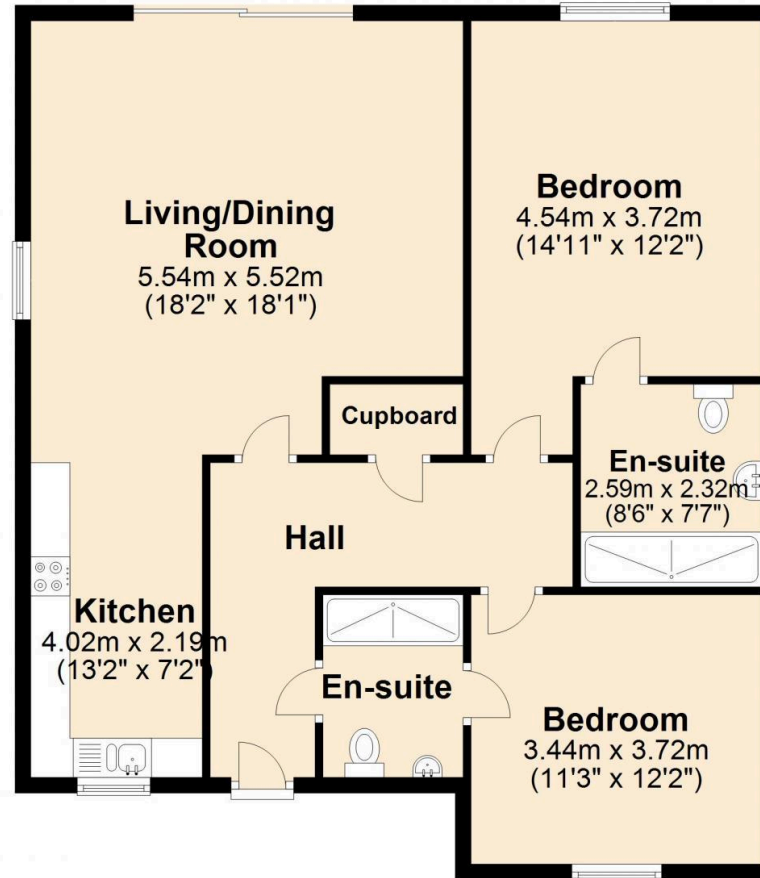


Offices in **York, Pocklington and Market Weighton**

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

Ground Floor

Approx. 94.6 sq. metres (1018.2 sq. feet)



Total area: approx. 94.6 sq. metres (1018.2 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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