



Lavender Fields, Barmby Moor, York, YO42 4AF

- No Onward Chain • A beautifully presented bungalow in a highly desirable location • Kitchen with a range of appliances • Living room with a feature fire • Two large double bedrooms, both with wet rooms • Open fields to the rear
- Off street parking to the front • £287 pcm service charge • Facilities on site • EPC = B

Guide Price £340,000

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. Not only is the property beautifully presented but benefits from stunning views over open fields, a rare commodity for so many homes these days.

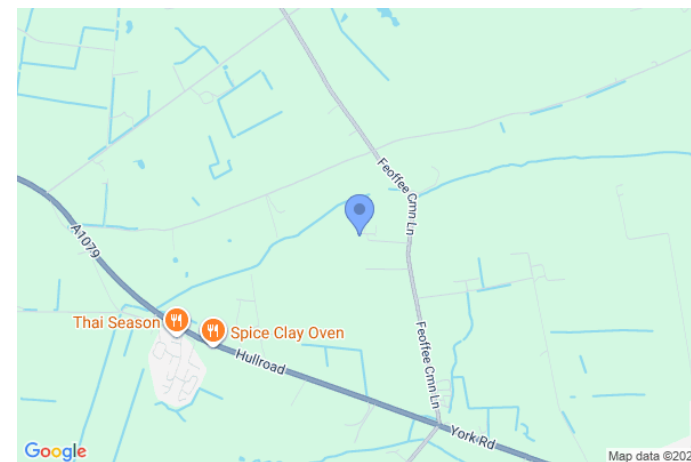
This lovely bungalow offers light-filled, open-plan living with direct access to a rear garden that enjoys countryside views over open fields. Inside, the modern kitchen comes equipped with integrated appliances, seamlessly flowing into a spacious living and dining area centred around a modern fireplace. Both double bedrooms are generous in size and benefit from built in wardrobes and their own en-suite wet rooms. Outside, the property features a lawned garden with a patio seating area and views over open fields. Off street parking can be found to the front alongside an electric car charging point.

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. 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 includes a 72 bed care home, the central hub of which has a licensed bar and café, a general store, recreation room, hairdresser, wellness centre and so much more. This is where the community extends into a family orientated care village.

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.

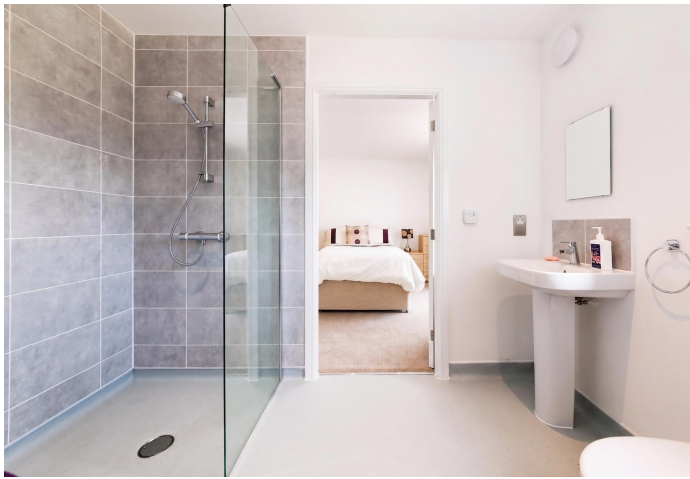




A BEAUTIFULLY PRESENTED BUNGALOW WITH NO ONWARD CHAIN



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		
	82	84
England, Scotland & Wales		
	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	

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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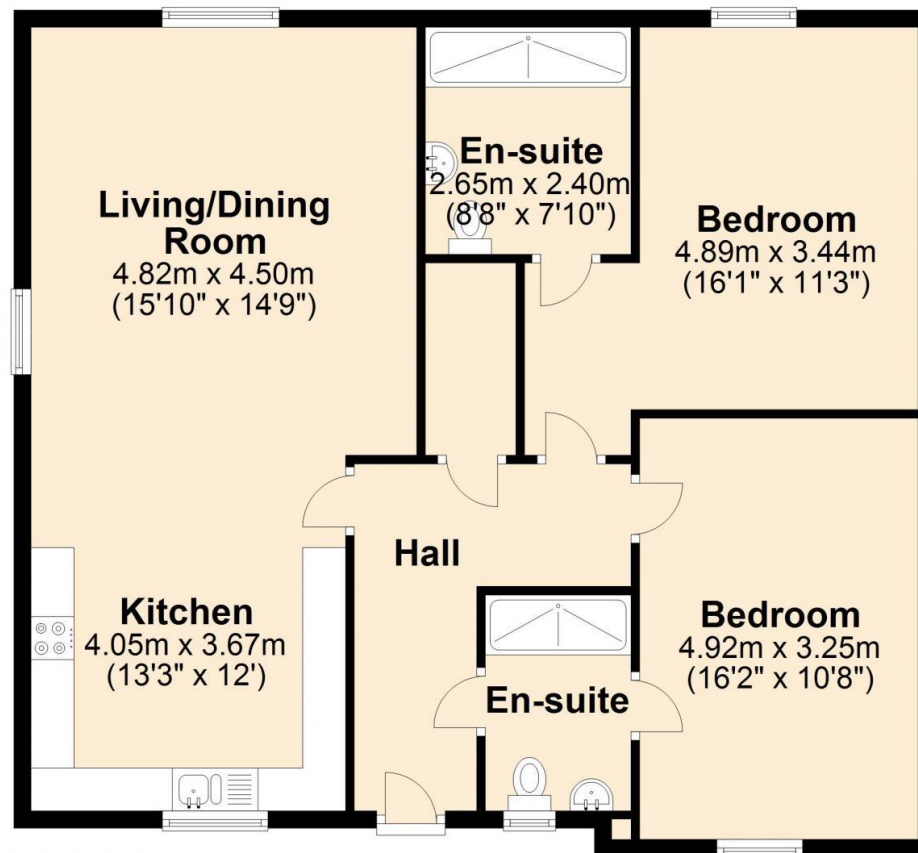


Offices in **York, Pocklington and Market Weighton**

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Ground Floor

Approx. 95.4 sq. metres (1026.4 sq. feet)



Total area: approx. 95.4 sq. metres (1026.4 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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