



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

- A beautifully presented new build bungalow • Air source heat pump, solar panels & under floor heating • Open plan kitchen/living/dining area with a contemporary kitchen • Bi-fold doors out to the rear garden • Three bedrooms, two with en-suite wet rooms. One of the wet rooms is Jack & Jill in design so can be accessed from the hall • The third bedroom could be used as a home office or snug • Block paved driveway • Good size rear garden • Facilities on site •

EPC = A

Guide Price £400,000

This newly completed three-bedroom semi-detached bungalow combines modern single-storey living with exceptional energy efficiency, featuring an air source heat pump, roof-mounted solar panels and underfloor heating throughout. A central hallway with a storage cupboard and loft access leads to a spacious, light-filled open-plan kitchen/living/dining area with bi-fold doors to the garden. The modern shaker-style kitchen includes under-cabinet lighting and integrated appliances. Accommodation includes a master bedroom with an en-suite wet room, a second double bedroom with a full-height window and a Jack & Jill wet room and a versatile third bedroom suitable as a study or guest room. Outside offers a block-paved driveway, front lawn and a good size rear garden with a patio.

Lavender Fields provides a wonderful opportunity for those seeking an independent lifestyle, whilst having the reassurance of support available when required, all within a vibrant, purpose-built community, the only requirement of which is that an occupier must have a care need.

Set within a peaceful rural location, the development has been carefully designed to help residents remain active, social and connected. At the heart of the community is the beautifully designed central hub, providing a welcoming space to meet friends, relax or take part in organised activities. Residents can enjoy an on-site pub and a licensed bistro serving freshly prepared meals and light refreshments, ideal for social lunches or entertaining visiting family and friends. The on-site wellness centre supports health and wellbeing with spaces suitable for fitness classes, while the hair salon and nail bar offer convenient personal care services without the need to travel.

Although located within a tranquil countryside setting, away from busy roads and noise, Lavender Fields is by no means isolated. A bookable shuttle bus provides convenient access to the nearby market town of Pocklington and other surrounding destinations. For those who enjoy an active lifestyle, the area offers a wide range of opportunities including golf courses, fishing lakes, walking routes, cycle paths and local sports groups.

The bungalows are leasehold with a 999-year term. Importantly, there are no exit fees should you decide to sell in the future. The management fee covers essential services such as window cleaning, grass cutting, gutter clearance, removal of household waste and the maintenance of communal areas.





A STUNNING NEW BUILD BUNGALOW WITH A LARGE GARDEN



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		98
(81-91) B	92	
(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		

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 Not Specified

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Solar panels & air source heat pump.



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

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

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

Reference: 2993

Approx. Gross Internal Floor Area 1168 sq. ft / 108.60 sq. m

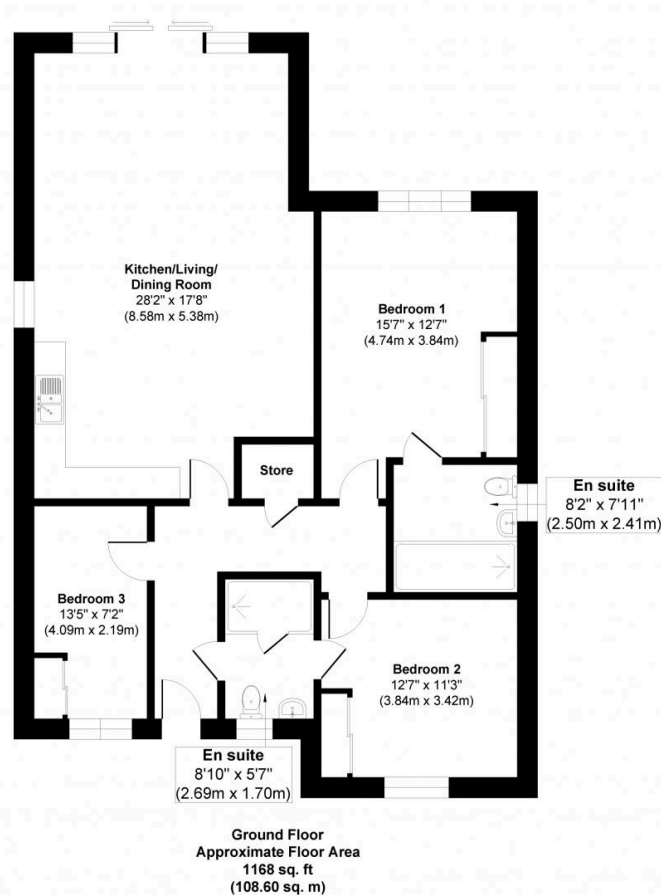


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