



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

## Guide Price £465,000

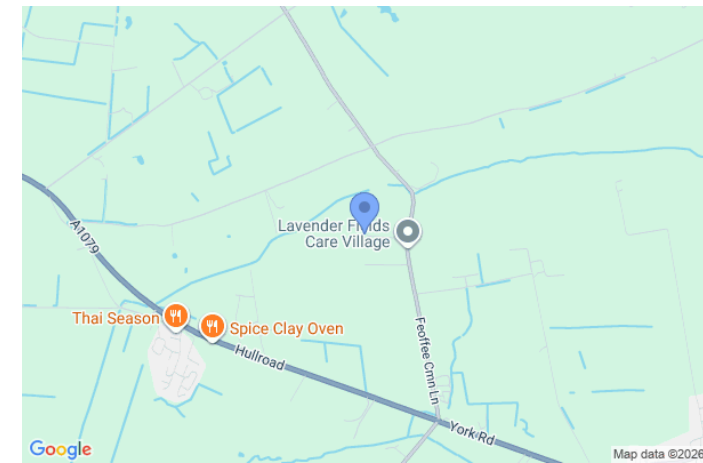
This exclusive development of five detached bungalows is located within the popular Lavender Fields Care Village, only a short drive from the market town of Pocklington and the City of York. This development boasts additional features not seen on the original part of the site, including air source heat pumps and underfloor heating. This micro development is tucked away on the left-hand side providing quick access to the hub and all its facilities. The property benefits from three bedrooms, although one could be used as a snug or home office, an open plan kitchen/diner, two wet rooms, a nicely maintained garden and off street parking. The current vendor has significantly upgraded the kitchen and both wet rooms, improvements that will surely appeal to the most discerning of purchasers.

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 has many of its own amenities including a licensed bistro, tea room/café, 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 stone's throw away.

Lavender Fields takes all this stress and worry away, not only is the site secure but there is an onsite team that looks after the day to day running of the village, meaning your property is always in safe hands whether you are home or away.

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 provides 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 in the future, you will be happy to know that there are no exit fees! The only requirement is that one of the occupiers must have a care need due to age or incapacity. The management fee of £287 per month covers jobs including window cleaning, grass cutting, gutter clearance, removal of household waste and the maintenance of communal areas.

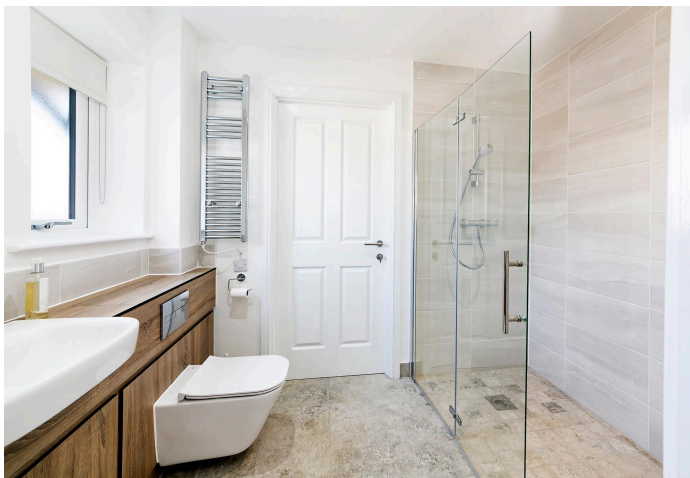
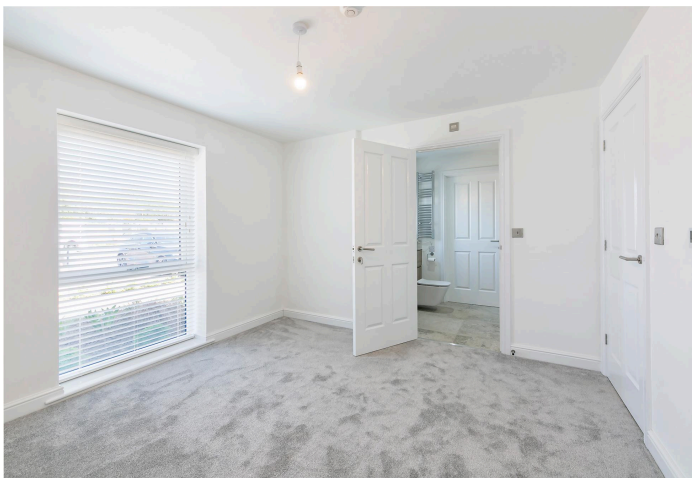




**A THREE BEDROOM DETACHED BUNGALOW WHICH HAS BEEN RECENTLY UPGRADED**



**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>	92	93
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		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: Cherry Walk, Lavender Fields, Barmby Moor, York, East Riding of Yorkshire, YO42 4AF  
Reference: 2666

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

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

**Approx. Gross Internal Floor Area 1200 sq. ft / 111.51 sq. m**

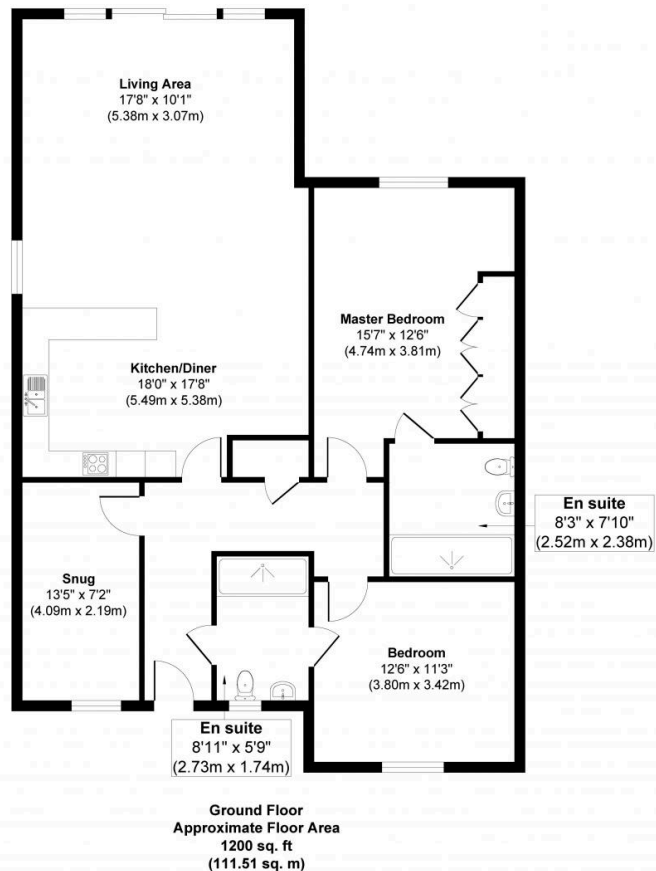


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