



**2 Manor Court, Buttercrambe Road, Stamford Bridge, YO41 1AJ**

- ASSISTED LIVING APARTMENT FOR THE OVER 60's • ENJOY INDEPENDENCE OR TAKE ADVANTAGE OF THE FACILITIES ON HAND
- OPEN PLAN KITCHEN AND LIVING AREA • LARGE DOUBLE BEDROOM • BATHROOM WITH BATH AND SEPERATE SHOWER CUBICLE • GAS CENTRAL HEATING - INCLUDED IN MAINTENANCE FEE • VARIETY OF COMMUNAL FACILITIES AVAILABLE • CLOSE TO THE CENTRE OF THE VILLAGE • NO ONWARD CHAIN • EPC RATING = C •

## Guide Price £89,950

Whilst Manor Court apartments offer individuals independent living, it also offers a whole host of activities which people can choose to participate in as much, or as little as they would like. The apartment itself is easily accessible being on the ground floor benefitting from a sunny outlook over the gardens, there is also a useful storage facility away from the apartment. The laundry room has coin operated washing machines and tumble dryers. There are monthly coffee mornings held in the conservatory, and an option to purchase meals from the residential home, of which, these can be taken in the conservatory or in the individual apartments. The emergency call buttons in the apartments go through to the residential home thus providing 24 hour contact to the staff.

Offered to those over 60, it is one of the largest apartments and overlooks the garden to the front and has no onward chain.

The apartment has an open plan kitchen and living area, good sized double bedroom, and a four piece bathroom including bath, separate shower cubicle, hand basin in vanity unit, and WC.

The maintenance charge of £1,800 per annum includes central heating, water, electric, external maintenance and the buildings insurance. Communal facilities include also include the residents lounge and a lovely conservatory seating area.



### Location

The historic village of Stamford Bridge lies approx. 7 miles north west of the market town of Pocklington and approx. 7 miles north east of the city of York. It has, for the size of the village a large range of shops including, post office, doctor's, chemist, dentist, good sports facilities and bus routes. The village has an infant and junior school. The school swimming pool is also for public use, and there is a library located on the school grounds. The village is perfectly located to enjoy semi-rural living, yet with easy access to major road and rail links. Within a couple of miles out of the village lies The Wolds.

### Directions

From York direction turn off the A166 onto Buttercrambe Road. Just before you get to the corner you will see the entrance to the car park. The entrance to Manor Court is at the top of the car park.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(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		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>		0	0
(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	

Viewing strictly by appointment

Tenure Leasehold

Council Tax Band A

Local Authority East Riding of Yorkshire Council

Services Mains electric, drainage, gas central heating



Address: Stamford Bridge, Stamford Bridge, York, North Yorkshire, YO41 1AJ  
Reference: 887



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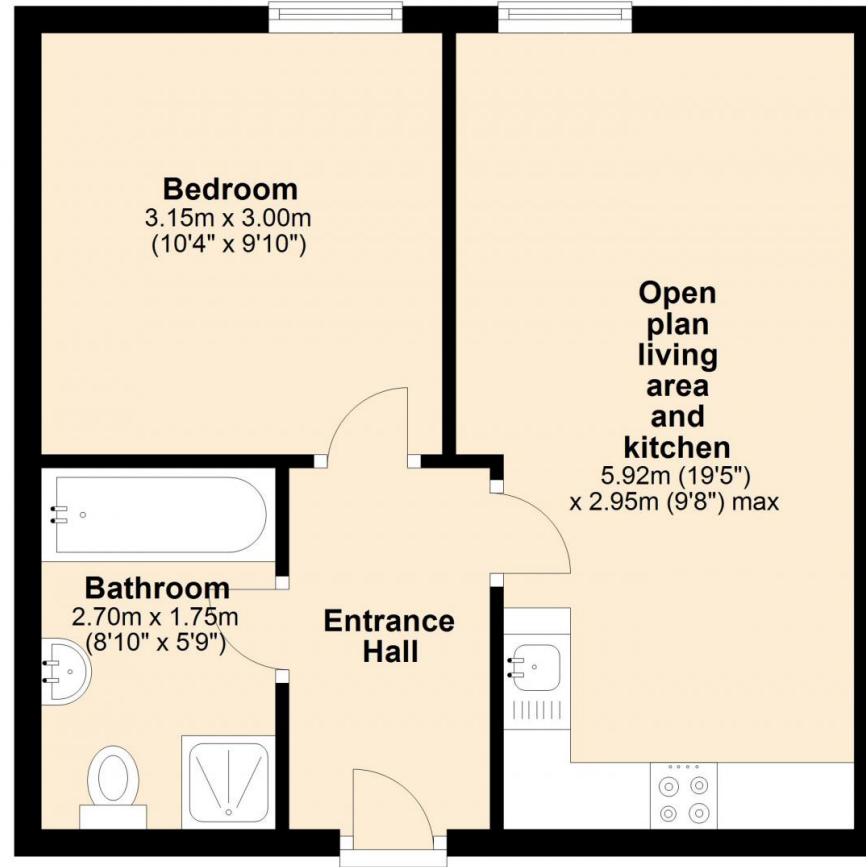


Offices in York, Pocklington and Market Weighton

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## Ground Floor

Approx. 36.2 sq. metres (389.1 sq. feet)



Total area: approx. 36.2 sq. metres (389.1 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.

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