



20 Newfield Crescent Cliff Top Park, Leeds, LS25
2PA



**** GREAT PARK HOME ON DESIRABLE SITE FOR OVER 50'S ** NO CHAIN ****

Having undergone significant improvements including external cladding and insulation, new windows and doors, new kitchen and bathroom and re-decorating throughout this is a perfect opportunity to purchase a great home on this very popular site. Being exclusively for over 50's this is a nice quiet site with a good community feel, close to Garforth, just next door to the garden centre and only 9 miles from Leeds City Centre. The property is warm and homely with a bright and airy feel, the wrap around garden is the view from every window in the property. Externally there is off street parking for 2 cars with additional parking areas around the park for guests. A stunning property that must be seen to appreciate all it has to offer!

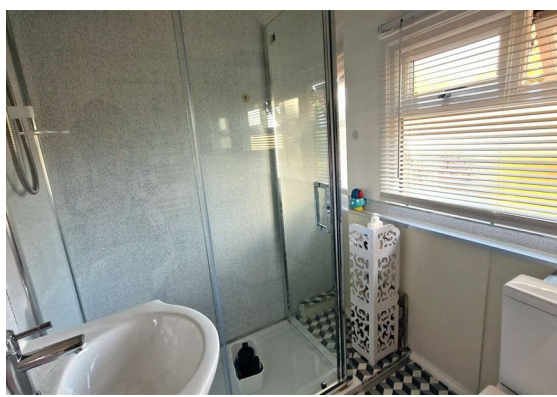
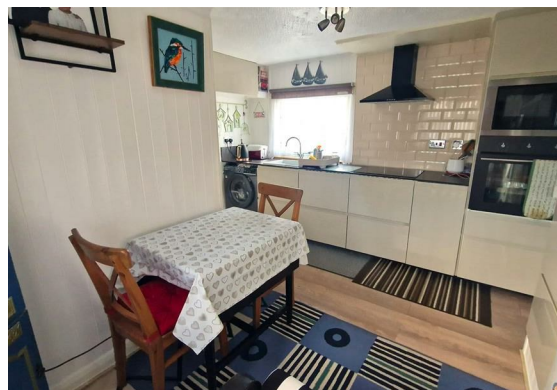
There is an additional charge of 10% of the purchase price payable to the site owner upon purchase of the property.

The floorplan briefly comprises of : Entrance Hall, Kitchen Diner, Lounge, 2 Bedrooms, Bathroom.

For further information on ground rent costs etc please contact the Our House Team on 01964 532121

Please note no pets are allowed on this site

EPC - Awaited
Council Tax - A
Tenure - Leasehold - ground rent £2400 per annum





Entrance Porch

6'7" x 3'2" (2.01 x 0.97)

Entrance door, storage cupboard, door to hallway.

Kitchen Diner

12'7" x 11'8" (3.86 x 3.56)

fitted wall and base units, work surfaces, built in electric hob, oven and microwave, single bowl sink, space and plumbing for washing machine, space for fridge/freezer, extractor fan, laminate flooring, radiator, storage cupboard housing boiler.

Lounge

12'11" x 11'8" (3.94 x 3.56)

Bay window to front of property and window to side, tv point, laminate flooring, entrance door to side of property, radiator.

Bedroom 1

11'8" x 7'8" (3.56 x 2.34)

Window to side of property, laminate flooring, radiator.

Bedroom 2

8'11" x 7'6" (2.74 x 2.31)

Window to side of property, fitted bed base, laminate flooring, radiator.

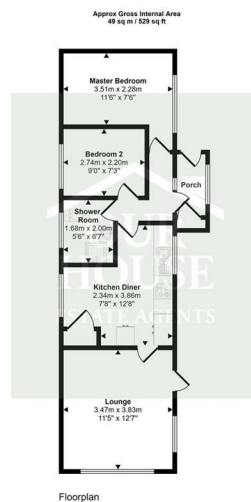
Bathroom

Recently renovated, w.c, pedestal hand wash basin, large walk in shower unit, cladding to walls, electric shower, window to side of property.

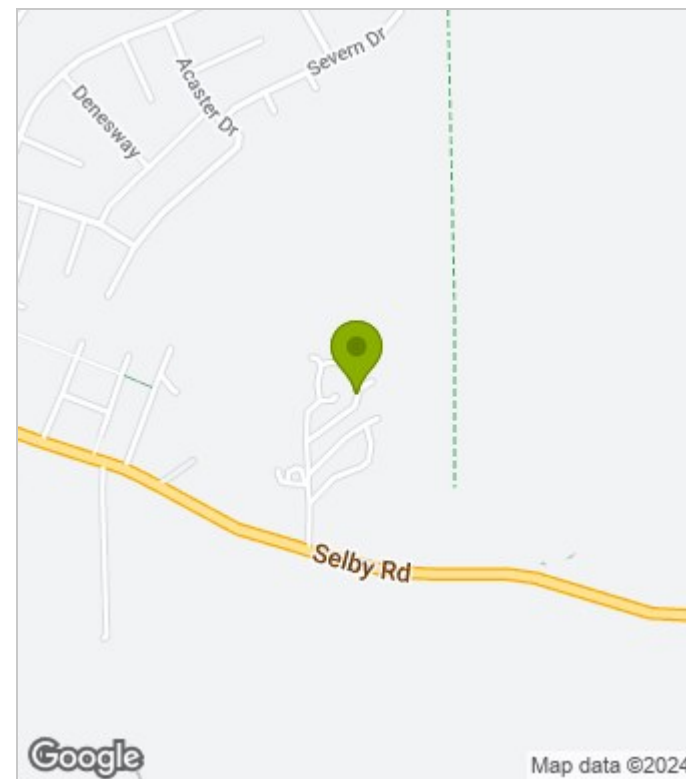
Gardens


Fully wrap around garden covering all 4 sides of the property, decked seating area, paved areas, fenced boundaries, mature trees and shrubs, bin store, parking for 2 cars, large metal shed.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom scales are representations only and may not look like the real items. Made with Magic Shippy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC 	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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