

Mike
Dobson



7 Newfield Crescent
Garforth, Leeds, LS25 2PA

£125,000

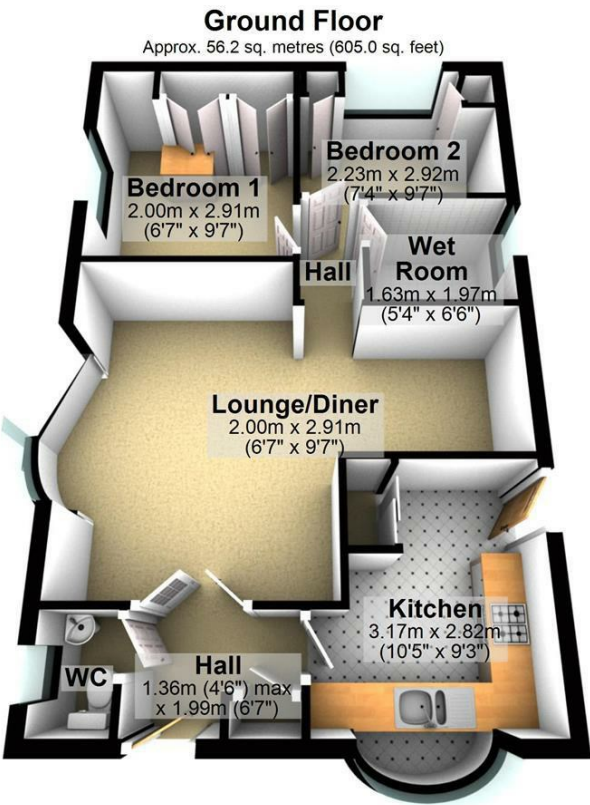
7 Newfield Crescent

Being situated in A SECLUDED LOCATION ON THE CLIFF TOP PARK DEVELOPMENT, is a two bedroom DOUBLE FRONTED PARK HOME for the over 50's. The accommodation briefly comprises entrance hall, separate W.C., kitchen, LOUNGE/DINER, inner hallway, bedroom one, bedroom two, and wet room. In addition, the park home has been REDECORATED THROUGHOUT, PVCU DOUBLE GLAZED WINDOWS AND ENTRANCE DOORS with bow windows to the lounge/diner and kitchen, being modified throughout to accommodate Mobility access. Calor GAS FIRED CENTRAL HEATING WITH WORCESTER COMBINATION BOILER located in a storage cupboard in the kitchen, FITTED KITCHEN with provision to include cooker, fridge/freezer and washing machine if the prospective buyer requires, and FITTED WARDROBES TO BOTH BEDROOMS. Externally, the park home enjoys small LOW MAINTENANCE gardens to the rear side and end being MAINLY ASTROTURF WITH A LARGE METAL STORAGE SHED. To the front is a paved seating area and small area of artificial lawn. There is an ALLOCATED SINGLE PARKING SPACE AND ALSO TWO VISITOR PARKING SPACES, both of which can be identified upon inspection. The property also benefits from a stairlift providing easy access. The pitch fee is £198.11 per month and the water charge is £31.10 per month. Council tax band A. No pets.



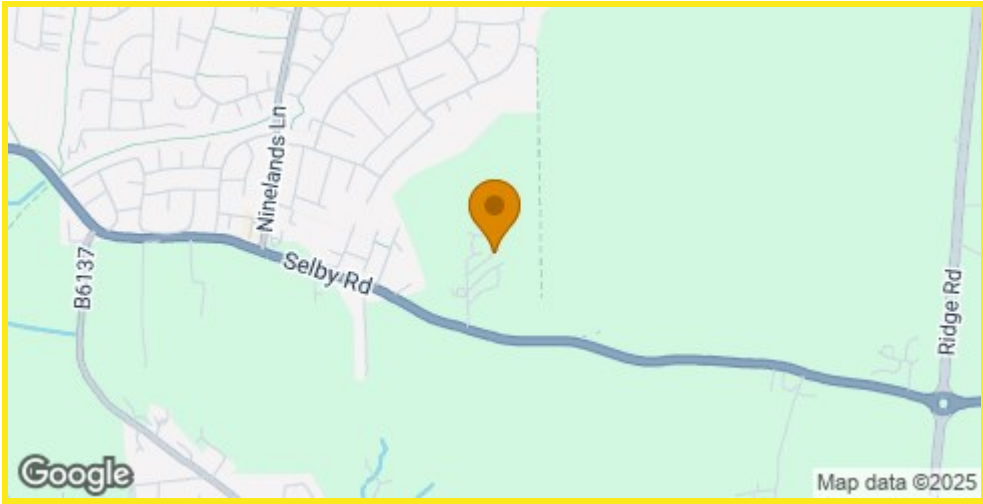


Floor Plan



Total area: approx. 56.2 sq. metres (605.0 sq. feet)

Area Map



Energy Efficiency Graph

Directions

Along the A63 Leeds/Selby Road proceed up to Garforth Cliff and the site is located on the left hand side (just before the Garden Centre).

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