

Mike  
**Dobson**



**6 Newfield Crescent**

Garforth, Leeds, LS25 2PA

**Chain Free £100,000**

# 6 Newfield Crescent

\*\*\* NO ONWARD CHAIN \*\*\*

A well presented two bedroom park home for the over 50's, located on a popular development within Garforth and enjoying easy access to local shops and public transport links.

The accommodation briefly comprises: entrance hall, two bedrooms, shower room/WC, kitchen/dining area and lounge. In addition, the property has PVCU double glazed windows and entrance doors, gas central heating with Worcester Bosch combination boiler located in the kitchen, modern fitted kitchen with electric hob, plumbing for washing machine and space for fridge freezer, both bedrooms having fitted furniture and a modern three piece white shower suite comprising walk in shower cubicle, pedestal wash basin and low flush WC.

Outside, there is off road parking to the front. There is a lawned garden to the side with shrub beds to the borders and a pebbled seating area leading to a paved area to the rear.

We recommend an early viewing to avoid missing out!

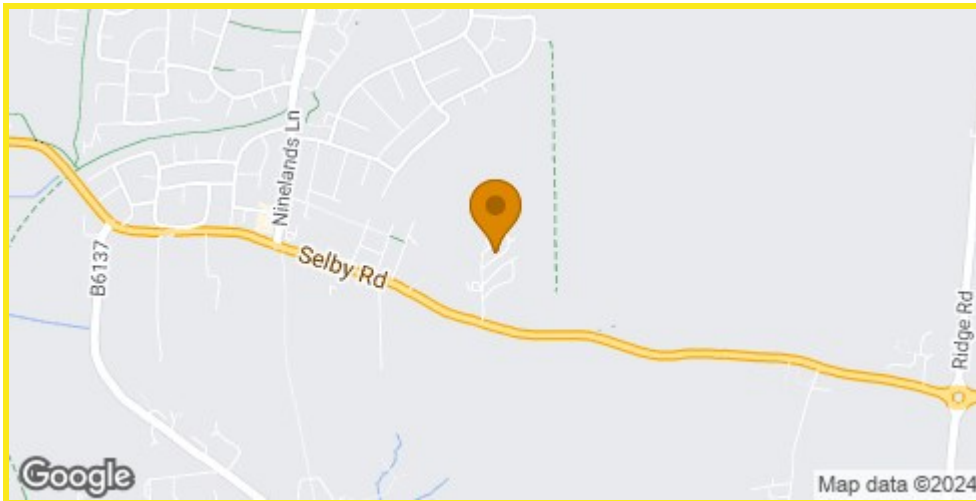




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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).

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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