

Mike
Dobson



35 Newfield Crescent
Cliff Top Park, Garforth, LS25 2PA

£125,000

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Being sold with no onward chain is a very well presented modern one 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, kitchen, conservatory, wet room, lounge, and bedroom one.

In addition, the property has PVCu double glazed windows with bow window to the bedroom, PVCu double glazed front and side entrance doors, gas fired central heating with Worcester Bosch combination boiler located in the storage cupboard in the bedroom, stunning modern fitted kitchen being replaced approximately 2 years ago with four ring hob, extractor hood, built in double oven, space for fridge/freezer, plumbing for washing machine, and space for dryer, and a modern fully tiled wet room with Geberit 'wet and dry' toilet.

Externally, there is a lawned garden with a paved patio seating area to the side of the park home, and paved patio area overlooking the fields to the rear of the park home. There are also two parking spaces - one to the front of the park home, and the other to the side.

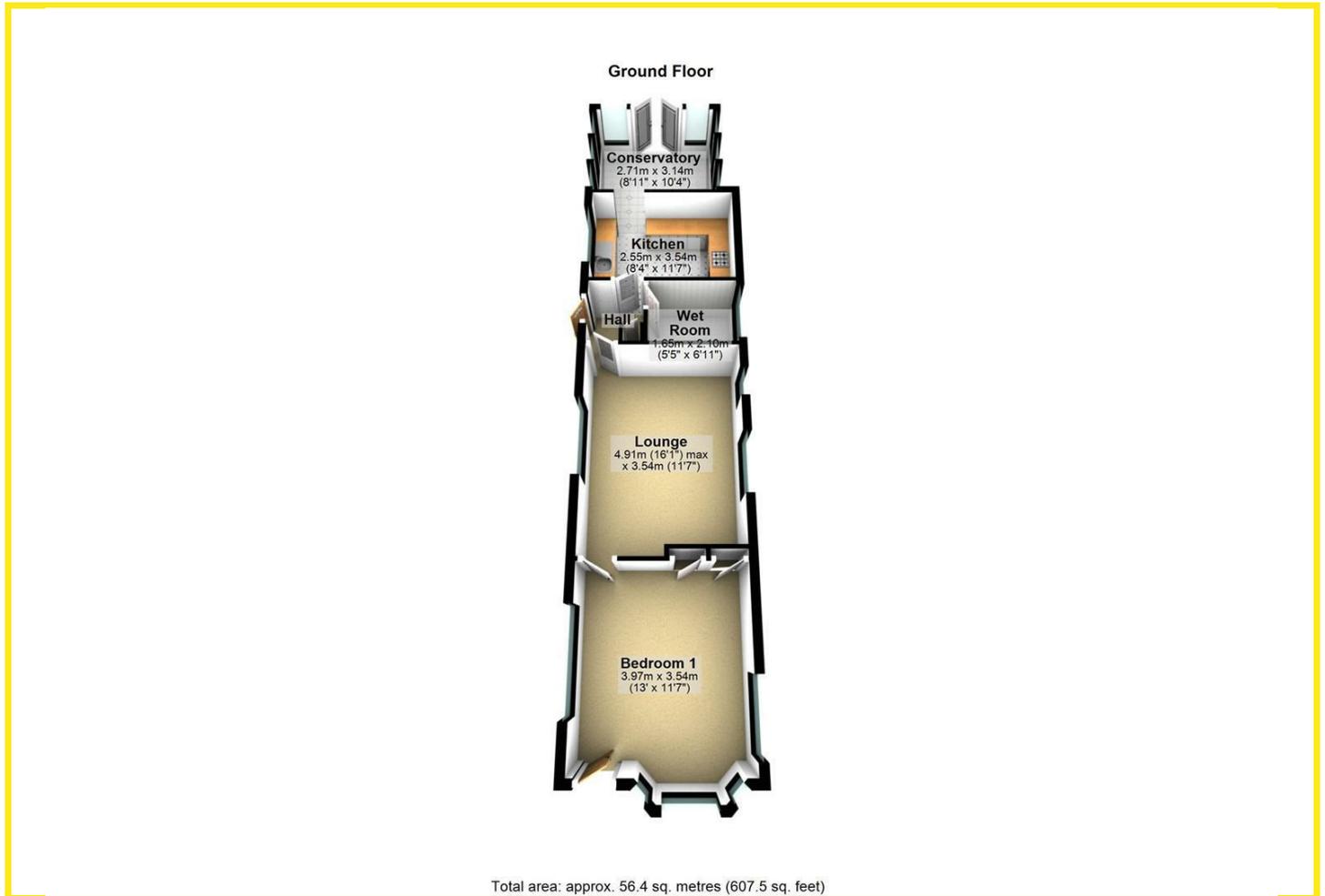
The pitch fee is approximately £204 per month and this includes the water rates - the gas and electric costs are separate to this amount. The pitch fee is reviewed every June.

We recommend an early viewing to avoid missing out!

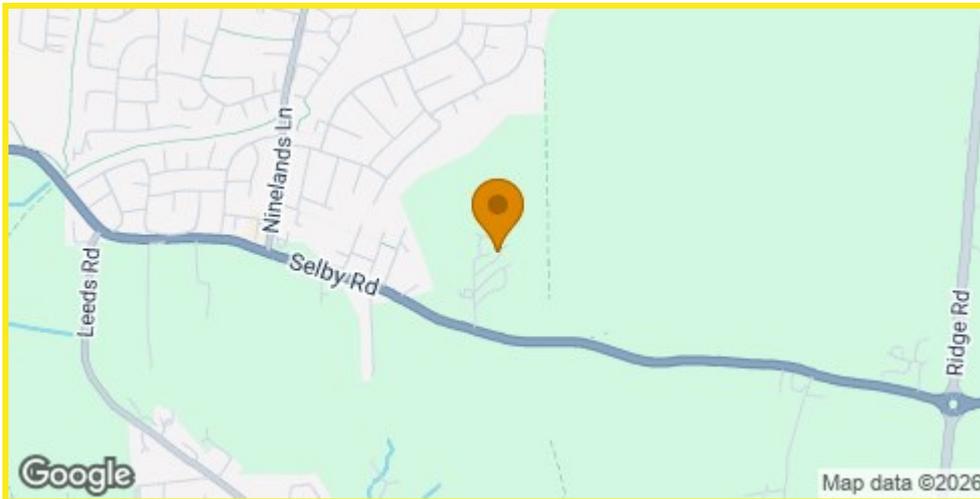




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	

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.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mDOBSON.CO.UK <https://www.mDOBSON.CO.UK>